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DEED IN TRUST
(ILLINOIS)



Doc# 1934746229 Fee \$93.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/13/2019 02:25 PM PG: 1 OF 7

Mail to:

RICHARD R. PURDY
128 WILLOW CREEK LANE
WILLOW SPRINGS, ILLINOIS 60480

THIS INDENTURE WITNESSETH, that the Grantor(s) **RICHARD R. PURDY and LYNN PUREY, husband and wife**, of 128 Willow Creek Lane, Willow Springs, Illinois 60480 for and in consideration TEN AND NO/00 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) unto s) **RICHARD R. PURDY, and LYNN PURDY** of 128 Willow Creek Lane, Willow Springs, Illinois 60480 as CO-TRUSTEES under the provisions of "**THE PURDY REAL ESTATE TRUST AGREEMENT**" dated the 9 day of Dec, 2019 (hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, said premises not as Tenants in Common or Joint Tenants, but as **TENANTS BY THE ENTIRETY** forever, the following described real estate in the County of COOK and State of ILLINOIS, to wit:

SEE LEGAL DESCRIPTION ON PAGE 4

COMMONLY KNOWN AS: 128 Willow Creek Lane, Willow Springs, Illinois 60480
PERMANENT INDEX NO.: 23-05-201-128-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors, in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or

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interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relations to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee as duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor or in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

IN WITNESS WHEREOF, the grantor(s) aforesaid have hereunto set their hands and seals this 9th day of December, 2019.

Richard R Purdy (SEAL)
RICHARD R. PURDY

Lynn Purdy (SEAL)
LYNN PURDY

Prepared by:

John M. Morrone, Attorney
MORRONE & MORRONE, P.C.
12820 S. Ridgeland Ave., Unit C
Palos Heights, Illinois 60463

REAL ESTATE TRANSFER TAX

13-Dec-2019



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

23-05-201-128-0000

| 20191201664901 | 1-117-857-120

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STATE OF ILLINOIS)
)SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **RICHARD R. PURDY** and **LYNN PURDY** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 9 day of DEC, 2019.

Commission expires 6-21-22



NOTARY PUBLIC Michelle Morrone

**COOK COUNTY ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF
PARAGRAPH E SECTION 4 REAL ESTATE
TRANSFER ACT.**

Michelle Morrone 12-9-19
Representative Date

MAIL TAX BILLS TO:

**RICHARD R. PURDY
128 WILLOW CREEK LANE
WILLOW SPRINGS, ILLINOIS 60480**

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LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF LOT 5 IN WILLOW CREEK TOWNHOMES, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHERN MOST CORNER OF SAID LOT 5 THENCE SOUTHEASTERLY, ALONG THE NORTHEASTERLY LINE OF SAID LOT 5, THE FOLLOWING THREE COURSES: SOUTH 74 DEGREES 35 MINUTES 57 SECONDS EAST 27.43 FEET; SOUTH 48 DEGREES 39 MINUTES 18 SECONDS EAST 95.19 FEET; SOUTH 53 DEGREES 56 MINUTES 00 SECONDS EAST 67.54 FEET TO THE NORTHEASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHWESTERLY ALONG THE PERIMETER OF SAID LOT 5 THE FOLLOWING FOUR COURSES: SOUTH 53 DEGREES 56 MINUTES 00 SECONDS EAST 28.80 FEET; SOUTH 29 DEGREES 57 MINUTES 06 SECONDS WEST 45.61 FEET; SOUTH 40 DEGREES 39 MINUTES 33 SECONDS WEST 50.19 FEET; NORTH 49 DEGREES 20 MINUTES 27 SECONDS WEST 37.18 FEET TO THE SOUTHWESTERLY EXTENSION OF THE CENTER LINE OF PARTY WALL; THENCE NORTH 40 DEGREES 39 MINUTES 33 SECONDS EAST ALONG SAID CENTER LINE. 92.70 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. 94044097 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 12/9, 2019

Signature: [Handwritten Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this 9 day of Dec, 2019

[Handwritten Signature]
NOTARY PUBLIC



The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 12/9, 2019

Signature: [Handwritten Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
this 9 day of Dec, 2019

[Handwritten Signature]
NOTARY PUBLIC



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STATEMENT OF ACCEPTANCE OF CONVEYANCE OF REAL PROPERTY INTO A TRUST BY THE TRUSTEE, PURSUANT TO §760 ILCS 5/6.5

Richard R. Purdy
I, Lynn Purdy, the TRUSTEE for the TRUST NAMED: The Purdy Real Estate Trust Agreement
(NAME OF TRUSTEE ABOVE) (NAME OF TRUST ABOVE)

and established on _____, by the Purdy Real Estate Trust Agreement
(DATE TRUST CREATED ABOVE) (NAME OF TRUST ABOVE)

Trust Agreement, do now hereby **ACCEPT** this transfer of the Real Property with the following information:

COMMON ADDRESS: 128 Willow Creek Lane, Willow Springs, Illinois 60480

PROPERTY IDENTIFICATION #: 2 3 - 0 5 - 2 0 1 - 1 2 8 - 0 0 0 0

LEGAL DESCRIPTION: See attached legal description

as conveyed by the attached conveyance instrument type, deed in trust, signed and dated on

the 9 day of Dec in the year 2019, and now being sought to be recorded

with the Cook County Recorder of Deeds.
(NAME OF COUNTY ABOVE)

[Signature]
TRUSTEE SIGNATURE ABOVE

12/9/19
DATE SIGNED

SPECIAL NOTE: PURSUANT TO §760 ILCS 5/6.5, AS OF JANUARY 1ST, 2017, THE TRANSFER OF REAL PROPERTY TO A TRUST REQUIRES A TRANSFER OF LEGAL TITLE TO THE TRUSTEE EVIDENCED BY A WRITTEN INSTRUMENT OF CONVEYANCE AND ACCEPTANCE BY THE TRUSTEE. THIS PROVISION DOES NOT APPLY TO ANY OF THE FOLLOWING UNLESS SPECIFICALLY REFERENCED BY THE GOVERNING INSTRUMENT: (A) LAND TRUST; (B) VOTING TRUST; (C) SECURITY INSTRUMENT SUCH AS A TRUST DEED OR MORTGAGE; (D) LIQUIDATION TRUST; (E) ESCROW; (F) INSTRUMENT UNDER WHICH A NOMINEE, CUSTODIAN FOR PROPERTY OR PAYING OR RECEIVING AGENT IS APPOINTED; OR (G) A TRUST CREATED BY A DEPOSIT ARRANGEMENT IN A BANKING OR SAVINGS INSTITUTION, COMMONLY KNOWN AS A "TOTTEN TRUST".

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