

UNOFFICIAL COPY

DEED IN TRUST

THE GRANTORS, KENNETH J. DERUS and MARISA C. DERUS, husband and wife, of the County of Cook, State of Illinois, for and in consideration of Ten Dollars and other good and valuable considerations in hand paid, convey and warrant: an undivided 1/2 interest as a tenant in common unto KENNETH J. DERUS and MARISA C. DERUS, of 309 51st Street, Western Springs, IL 60558, not individually, but as trustees under the Kenneth J. Derus Trust Agreement created by Kenneth J. Derus and dated January 16, 2020; and an undivided 1/2 interest as a tenant in common, unto MARISA C. DERUS and KENNETH J. DERUS, of 309 51st Street, Western Springs, IL 60558, not individually, but as trustees of the Marisa C. Derus Trust Agreement created by Marisa C. Derus and dated January 16, 2020, and unto any successor or successors in trust under such Trust Agreements, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 26 IN BLOCK 9 IN SPRINGDALE UNIT NO. 3, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF LOT A IN SPRINGDALE UNIT NO. 2, BEING A SUBDIVISION IN THE WEST HALF OF SECTION 8 AFORESAID, IN COOK COUNTY, ILLINOIS

Property Index Number: 18-08-321-014-0000
Address: 309 51st Street, Western Springs, IL 60558

Exempt under provisions of §1e, §31-45, Property Tax Code.

Date: 1/20/2020 Representative: *Marisa C. Derus*



Doc# 2004146280 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/19/2020 02:06 PM PG: 1 OF 3

REAL ESTATE TRANSFER TAX

10-Feb-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

18-08-321-014-0000 | 20200101604266 | 1-149-765-472

including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises"),

TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein and in the aforementioned Trust Agreements set forth.

Full power and authority are hereby granted to the trustee to improve, manage, protect and subdivide the premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide the premises 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 the premises or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises or any part thereof; to lease the premises or any part thereof from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 the premises 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 interest in or appurtenance to the premises or any part thereof; and to deal with the premises 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.

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In no case shall any party dealing with the trustee in relation to the premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, to see that the terms of the trust hereby created or of the Trust Agreements have been complied with or to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreements; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trusts created by this Deed in Trust and by such Trust Agreements were in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Trust Agreements or in some amendment thereto and binding upon all beneficiaries thereunder; (c) the trustee was 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, the successor or successors in trust shall 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 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 the premises, and that interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to the premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the Trust Agreements shall upon acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder.


If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby expressly directed not to 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 Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF the Grantors have signed this Deed in Trust on this 20th day of January, 2020.



KENNETH J. DERUS, as Grantor



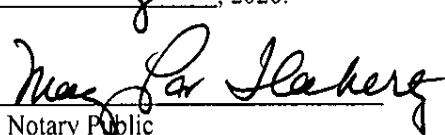
MARISA C. DERUS, as Grantor

STATE OF ILLINOIS)
COUNTY OF COOK)

I, Mary Pat Flaherty, Notary Public, hereby certify that KENNETH J. DERUS and MARISA C. DERUS, husband and wife, personally known to me to be the same persons whose names are signed to the foregoing instrument appeared before me this day in person and acknowledged that they signed the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

GIVEN under my hand and notarial seal on this 20th day of January, 2020.





Notary Public
My commission expires 1-9-2022

This instrument was prepared by and return to:
Mary Pat Flaherty
1000 Hillgrove Avenue, Suite 220
Western Springs, IL 60558

Grantee's address for subsequent tax bills:
KENNETH J. DERUS, trustee and
MARISA C. DERUS, trustee
309 51st Street
Western Springs, IL 60558

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land 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: 1/20/2020

Signature: *Kenneth J Derun*
Grantor or Agent

SUBSCRIBED AND SWORN to before me this
20th day of January, 2020.

Mary Pat Flaherty
Notary Public



The Grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land 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: 1/20/2020

Signature: *Kenneth J Derun*
Grantee or Agent

SUBSCRIBED AND SWORN to before me this
20th day of January, 2020.

Mary Pat Flaherty
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)