

# UNOFFICIAL COPY

Doc#: 2010020169 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 04/09/2020 10:51 AM Pg: 1 of 4

Dec ID 20200301650133  
ST/CO Stamp 1-216-970-976

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## **Deed in Trust**

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### **PREPARED BY:**

Dennis J LaTrato  
7507 W Belmont Ave  
Chicago, IL 60634

### **RETURN TO:**

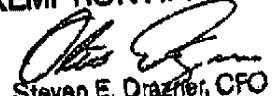
Alliance Title Corporation  
5523 N Cumberland Ave Ste 1211  
Chicago, IL 60656

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## Deed in Trust

## Illinois

**EXEMPTION APPROVED**

  
Steven E. Drazner, CFO  
Village of Oak Park

THE GRANTOR(s) JEAN A. MONTGOMERY of the Village of Oak Park, County of Cook and State of Illinois for and in consideration of TEN and no/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) AND WARRANT(s) unto JEAN A. MONTGOMERY, as Trustees of THE MONTGOMERY LIVING TRUST, dated March 15, 2020, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to Wit:

Unit 1-S in Columbus Court Condominium, as delineated on a survey of the following described real estate:

The South 23 feet of Lot 6 and the North 23 feet of Lot 7 in Block 2 in H.W. Austin's subdivision of Blocks 2 and 3 of James B. Hobb's subdivision of part of the Southeast ¼ of the Northwest ¼ of Section 17, Township 39 North, Range 13, East of the Third Principal Meridian; which survey is attached as Exhibit "B" to the declaration of condominium recorded as Document 94950154, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any;  
Permanent Real Estate Index Number(s): 16-17-131-025-1006  
Address(es) of Real Estate: 426 S. Austin Blvd., Unit #1S, Oak Park, IL 60304

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, street, 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 or any terms; to convey either with or without consideration; to convey said premises or any part thereof to a 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 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 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 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 relation 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

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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 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, 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 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 earning 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 earning, avails and proceeds thereof as aforesaid.

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 or the State of Illinois, providing for the exemption of homesteads and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

The date of this deed of conveyance is March 15, 2020

Jean A. Montgomery  
JEAN A. MONTGOMERY (Seal)

### REAL ESTATE TRANSFER TAX



16-17-131-025-1006

29-Mar-2020

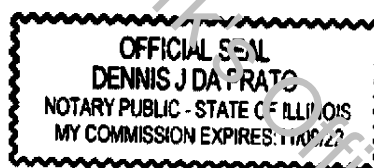
COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

20200301850133 | 1-216-970-976

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JEAN A. MONTGOMERY personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 seal this 25th day of March, 2020.

Dennis J. DaPrato  
NOTARY PUBLIC



MAIL TO:  
Dennis J. DaPrato  
7507 W. Belmont Avenue  
Chicago, IL 60634

SEND FUTURE TAX BILLS TO:  
JEAN A. MONTGOMERY  
300 N. Oak Park, Unit G  
Oak Park, IL 60302

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
Sub par. e and Cook County Ord. 93-0-27 par e.

Date: 3/20/2020

Signature: [Signature]

**THIS INSTRUMENT FILED FOR RECORD  
BY ALLIANCE TITLE CORPORATION AS AN  
ACCOMMODATION ONLY. IT HAS NOT BEEN  
EXAMINED AS TO IT'S EXECUTION OR AS  
TO THE EFFECT UPON TITLE.**

**ALLIANCE TITLE CORPORATION.**

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## STATEMENT OF 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 land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated March 25, 2020

Signature: Jean A. Montgomery  
Grantor or Agent



Subscribed and sworn to before me by the said Grantor this 25 day of March, 2020.

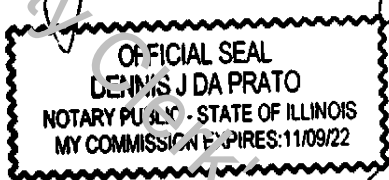
[Signature]  
NOTARY PUBLIC

My commission expires: 11/9/22

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

Dated March 25, 2020

Signature: Jean A. Montgomery  
Grantee or Agent



Subscribed and sworn to before me by the said Grantee this 25 day of March, 2020.

[Signature]  
NOTARY PUBLIC

My commission expires: 11/9/22

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 Act.)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in Cook County, in the State of Illinois, DO HEREBY CERTIFY that JEAN MONTGOMERY, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth.