

GRANTORS, Jack A. Doah and Karen D. Doah, a married couple, of 14020 Boxwood Lane, Orland Park, Illinois 60462



Doc# 2021915023 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/06/2020 01:31 PM PG: 1 OF 3

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby

CONVEY and WARRANT to: Karen D. Doah and Jack A. Doah, Trustees of the Karen D. Doah Declaration of Trust dated June 9, 2004, and any amendments thereto, of 14020 Boxwood Lane, Orland Park, Illinois 60462, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

For Recorder's Use

LOT 159 IN EVERGREEN VIEW OF ORLAND PARK UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 16, 2001 AS DOCUMENT #0010961525 IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 27-02-311-006-0000

Commonly known as: 14020 Boxwood Lane, Orland Park, Illinois 60462

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND GRANTEE'S REQUEST

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (A) to manage, improve, divide or subdivide the trust property, or any part thereof, (B) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (C) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (D) To dedicate parks, street, highways, or alleys, and to vacate any portion of the premises. (E) To lease and enter into releases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All the covenants, conditions, powers, rights and duties vested hereby, in the respective parties; shall inure to and be binding upon their heirs, legal representatives and assigns.

REAL ESTATE TRANSFER TAX

06-Aug-2020



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

UNOFFICIAL COPY

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 20th day of March, 2020.

Jack A. Doah
Jack A. Doah

Karen D. Doah
Karen D. Doah

ACCEPTANCE BY TRUSTEES:

The undersigned trustees hereby accept the conveyance of the real property herein as an asset of the Karen D. Doah Declaration of Trust dated June 9, 2004

By: Karen D. Doah
Karen D. Doah, Trustee of the Karen D. Doah Declaration of Trust dated June 9, 2004

By: Jack A. Doah
Jack A. Doah, Trustee of the Karen D. Doah Declaration of Trust dated June 9, 2004

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Jack A. Doah and Karen D. Doah, 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 my hand and seal this 20th day of March, 2020.

Kati Metzler
Notary Public

Exempt Under Provisions of Paragraph (e) Section 31-45,
(Property Tax Code, Real Estate Transfer Tax Law)

[Signature] 3-20-2020
Attorney Date

Deed prepared by: Huck Bouma PC Aaron E. Ruswick 1755 S. Naperville Road, #200 Wheaton, Illinois 60189	Send tax bill to: Karen D. Doah, Trustee Jack A. Doah, Trustee 14020 Boxwood Lane Orland Park, Illinois 60462	After recording, return to: Huck Bouma PC Aaron E. Ruswick 1755 S. Naperville Road, #200 Wheaton, Illinois 60189
---	--	---

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 3 | 20 | 2020

SIGNATURE: _____

Jack A. Doah

Jack A. Doah
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

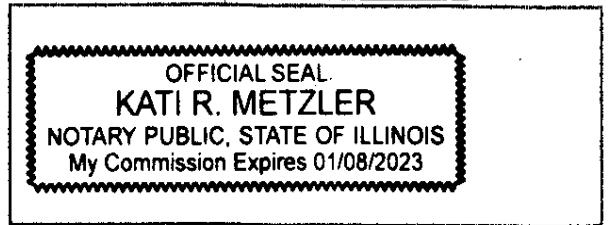
By the said (Name of Grantor): Jack A. Doah

On this date of: 3 | 20 | 2020

NOTARY SIGNATURE: _____

Kati Metzler

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 3 | 20 | 2020

SIGNATURE: _____

Karen D. Doah

Karen D. Doah, Trustee
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

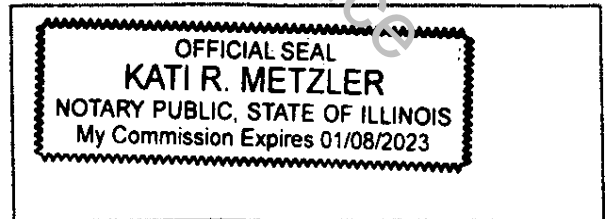
By the said (Name of Grantee): Karen D. Doah, Trustee

On this date of: 3 | 20 | 2020

NOTARY SIGNATURE: _____

Kati Metzler

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)