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DEED IN TRUST

Doc#: 2023721042 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 08/24/2020 09:51 AM Pg: 1 of 3
Dec ID 20200701628629

THE GRANTORS, Robert F. Lyons and Audean J. Lyons, his wife, of the Village of Posen, County of Cook, and State of Illinois, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Robert F. Lyons, not individually but as Trustee under the terms and provisions of a certain Trust Agreement dated the 18th day of June, 2020, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Lots 36 and 37 in Block 5 in the Subdivision of that part of the Northeast 1/4 of Section 12, North of Indian Boundary Line and North of the South 15.56 chains thereof, in Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number (PIN): 28-12-203-055-0000
Address(es) of Real Estate: 14322 Palmer Avenue, Posen, IL 60469

Exempt under provisions of Paragraph e, Section 31-45, Property Tax Code.

6-17-2020 Date Robert F Lyons Buyer/Seller/Representative

TO HAVE AND TO HOLD said real estate and appurtenances thereto up on 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 leases for the whole or part of the premises, from time to time, 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,

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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 of 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.

The Grantors hereby waives and releases any and all right and benefit under any by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 18th day of June, 2020

Robert F Lyons (SEAL)
Robert F. Lyons

Audean J Lyons (SEAL)
Audean J. Lyons

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 Robert F. Lyons and Audean J. Lyons 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 18th day of June, 2020

Commission expires 8/3/2020 Anne M. Scheurich Notary Public



Instrument prepared by: James F. Dunneback, P.C., 14475 John Humphrey Dr., #200, Orland Park, IL 60462

MAIL TO:
Anne M. Scheurich, Esq.
James F. Dunneback PC
14475 John Humphrey Drive, #200
Orland Park, IL 60462

SEND SUBSEQUENT TAX BILLS TO:
Robert F Lyons
14322 S. Palmer
Posen, IL 60469

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her 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, 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: 6-17-2020
Signature: Robert F Lyons

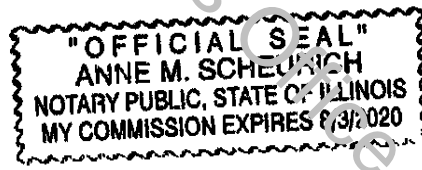
Subscribed and sworn to before me
this 18th day of June,
A.D., 2020.
Anne M Scheurich
NOTARY PUBLIC



The grantee or his/her 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, an Illinois corporation or foreign corporation or 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: 6-17-2020
Signature: Robert F Lyons

Subscribed and sworn to before me
this 18th day of June,
A.D., 2020.
Anne M Scheurich
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.)