


# UNOFFICIAL COPY

## DEED IN TRUST

  
\*20248061050\*

Doc# 2024806105 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/04/2020 12:11 PM PG: 1 OF 5

THE GRANTOR, Arthur E. Johnson and Sharon J. Johnson, husband and wife, of the County of Cook and State of Illinois for and in consideration of the sum of Ten (\$10.00) DOLLARS, and other valuable consideration in hand paid, receipt of which hereby duly acknowledged, CONVEYS and QUIT-CLAIMS to Arthur E. Johnson and Sharon J. Johnson, whose address is 8900 31st Street, Unit 2, Brookfield, IL 60513, as Trustees, under the provisions of a certain Trust Agreement, known as THE ARTHUR E. JOHNSON AND SHARON J. JOHNSON LIVING TRUST DATED AUGUST 21, 2020, the following described real estate situated in Cook County, State of Illinois to wit:

LEGAL DESCRIPTION of the premises commonly known as 8900 31st Street, Unit 2, Brookfield, IL 60513:

PARCEL 1:

LOT 2 OF THE ALEX TROYANOVSKY SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT AS DECLARED IN AND CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND BY-LAWS OF PRAIRIE SQUARE TOWNHOMES RECORDED OCTOBER 30, 2006, AS DOCUMENT NUMBER 0630317073; AND FURTHER AMENDED BY PRAIRIE SQUARE TOWNHOMES AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED DECEMBER 22, 2006 AS DOCUMENT NUMBER 0635322073 IN COOK COUNTY, IL.

P.I.N. # 15-27-422-034-0000

To have and to hold, the said real estate with the appurtenances upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

SX  
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E X  
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Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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

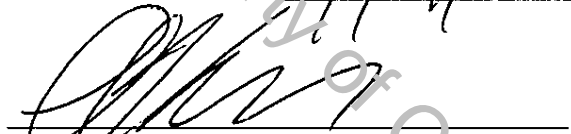
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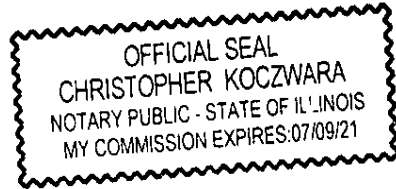
State of Illinois,  
County of Cook ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ARTHUR E. JOHNSON and SHARON J. JOHNSON, 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, on AUGUST 21, 2020

Commission expires: 7/9/2021

  
\_\_\_\_\_  
NOTARY PUBLIC



Mail Deed to:

Send Tax Bill:

Prepared by:

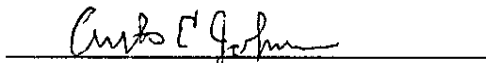
Christopher Koczvara  
5838 S. Archer Avenue  
Chicago, IL 60638


Arthur E. Johnson  
8900 31st St., #2  
Brookfield, IL 60513

Christopher Koczvara  
5838 S. Archer Ave.  
Chicago, IL 60638

### TRUSTEE ACCEPTANCE

The Grantees, ARTHUR E. JOHNSON and SHARON J. JOHNSON, as Trustees under the provisions of a trust known as THE ARTHUR E. JOHNSON AND SHARON J. JOHNSON LIVING TRUST DATED AUGUST 21, 2020, hereby acknowledge and accept this conveyance into the said Trust.

  
\_\_\_\_\_  
As Trustee

  
\_\_\_\_\_  
As Trustee

#### REAL ESTATE TRANSFER TAX

04-Sep-2020



COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00

15-27-422-034-0000

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1-085-958-624

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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 under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trust, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 said granter hereby releasing and waiving any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, including the Homestead Exemption Laws of the State of Illinois.

Exempt Under Illinois Real Estate Transfer Tax Act, Section 4 Paragraph E.

Dated: AUGUST 21, 2020

Signed: \_\_\_\_\_

ARTHUR E. JOHNSON

\_\_\_\_\_  
SHARON J. JOHNSON

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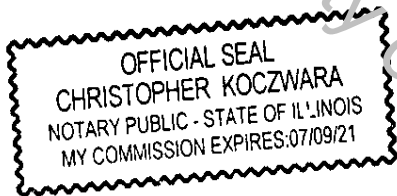
## STATEMENT BY GRANTOR AND GRANTEE

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 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.

Date: 8/21, 2020.

Signature: John E. Johnson  
Grantor or Agent

SUBSCRIBED and SWORN to before me on 8/21, 2020.



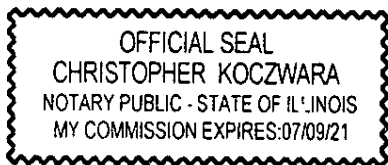
[Signature]  
Notary Public

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, 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.

Date: 8/21, 2020.

Signature: Sharon J. Jason  
Grantee or Agent

SUBSCRIBED and SWORN to before me on 8/21, 2020.



[Signature]  
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 a Class A misdemeanor for subsequent offenses.

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