

UNOFFICIAL COPY

Doc#: 2100513274 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/05/2021 12:25 PM Pg: 1 of 4

Dec ID 20201001644638

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, FRANK ROBERSON and SANDRA J. ROBERSON, of 3039 76th Court, Elnwood Park, Illinois 60707, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto FRANK ROBERSON and SANDRA J. ROBERSON as co-Trustees of THE FRANK AND SANDRA ROBERSON TRUST, u/a/d October 28, 2020, of which FRANK ROBERSON and SANDRA J. ROBERSON are the primary beneficiaries, all beneficial interest, to be held as tenants by the entirety, in the following described Real Estate in the County of Cook and State of Illinois, TO WIT:

Permanent Tax Number(s): 12-25-115-005-0000

LOT 36 IN BLOCK 16 IN WESTWOOD, BEING MILLS & SONS SUBDIVISION OF THE WEST 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.

This deed is made to said Trustees, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless the grantee has actual knowledge that the conveyance is in violation of the trust.

In no case shall any party dealing with said Trustees or successor Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease or other instrument executed by said Trustees in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreements were in full force and effect; (b) that such conveyance or other instrument

was executed in accordance with the terms, conditions, and limitations contained in said trust agreements or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustees were duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her or their predecessor in trust.

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EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45(e).

Street Address of above described property: 3039 76th Court, Elmwood Park, Illinois 60707

In Witness Whereof, the Grantors aforesaid has hereunto set their hands and seals this 28th day of October 2020.

(Seal) *Frank Roberson*
FRANK ROBERSON

(Seal) *Sandra J. Roberson*
SANDRA J. ROBERSON

ACCEPTED by the Trustees this 28th day of October 2020:

Frank Roberson
FRANK ROBERSON

Sandra J. Roberson
SANDRA J. ROBERSON

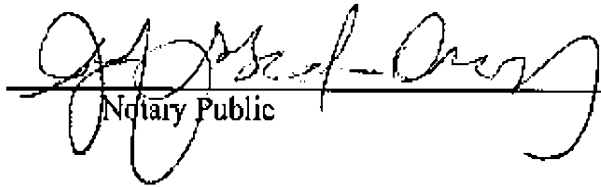
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Jennifer Guimond-Quigley, a Notary Public in and for and residing in the said County in the State aforesaid do hereby certify that FRANK ROBERSON and SANDRA J. ROBERSON, in their own right, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me in Chicago, Cook County, Illinois on 10/28/2020 and acknowledged that they signed and delivered the said Warranty Deed in Trust as their free and voluntary act, and for the uses and purposes therein set forth, including waiving right of homestead.

Given under my hand and Notarial Seal, this 28th day of October 2020.



Notary Public

Commission Expires On: February 3, 2022



Prepared by:
Jennifer Guimond-Quigley
Law Office of Jennifer Guimond-Quigley
20 N. Clark Street, Suite 1110
Chicago, IL 60602

Mail future tax bills to:
Frank Roberson and Sandra J. Roberson
3039 76th Court
Elmwood Park, IL 60707

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STATEMENT BY GRANTORS AND GRANTEES

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The Grantors or their agent affirms that, to the best of their knowledge, the name of the Grantees 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: 10/29/2020

Signature: Frank Roberson
Grantor or Agent

Dated: 10/28/2020

Signature: Sandra J. Roberson
Grantor or Agent

Subscribed and sworn to before me and by the said FRANK ROBERSON and SANDRA J. ROBERSON in Chicago, Cook County, Illinois, on October 28, 2020

[Signature]
Notary Public
AFFIX STAMP HERE



The Grantees or their agent affirms and verifies that the name of the Grantees shown on the deed or assignment of beneficiary 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.

Dated: 10/28/2020

Signature: Frank Roberson
Grantee or Agent

Dated: 10/28/2020

Signature: Sandra J. Roberson
Grantee or Agent

Subscribed and sworn to before me and by the said FRANK ROBERSON and SANDRA J. ROBERSON as co-Trustees of THE FRANK AND SANDRA ROBERSON TRUST 0/2/20 October 28, 2020 in Chicago, Cook County, Illinois, on October 28, 2020.

[Signature]
Notary Public
AFFIX STAMP HERE



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.