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2103934099

DEED IN TRUST
(Illinois)

Doc# 2103934099 Fee \$93.00

Mail to: Andrew D. Ross, Esq.

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

165 West Tenth Street

DATE: 02/08/2021 03:24 PM PG: 1 OF 5

Chicago Heights, IL 60411

NAME & ADDRESS OF TAXPAYER:

Garth and Jeannette Edwards

1824 Heather Hill Crescent

Flossmoor, IL 60422

THE GRANTORS GARTH L.F. EDWARDS and JEANNETTE R.O. EDWARDS, husband and wife of the Village of Flossmoor, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS unto GARTH L. EDWARDS and JEANNETTE R. EDWARDS (Address) 1824 Heather Hill Crescent, Flossmoor, IL 60422 as Trustees under the provisions of a Trust Agreement dated the 1st day of December, 2020 and known as THE GARTH AND JEANNETTE EDWARDS DECLARATION OF TRUST and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 4 IN HEATHER HILL INC.'S SEVENTH ADDITION TO HEATHER HILL BEING A RESUBDIVISION OF LOT 96 IN HEATHER HILL INC.'S FIFTH ADDITION TO HEATHER HILL SUBDIVISION OF PART OF THE SOUTH WEST 1/4 OF SECT ON 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 31-12-316-015-0000

Property Address: 1824 Heather Hill Ct, Flossmoor, IL 60422

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, streets, 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 on any terms; to convey either with or without consideration; to convey said premises 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 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 the present or in the 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 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 oth-

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

DATED this 1st day of December, 2020.

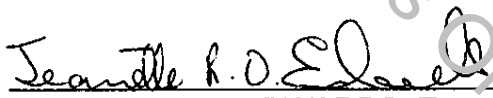

_____ (SEAL)
GARTH L.F. EDWARDS


_____ (SEAL)
JEANNETTE R.O. EDWARDS

We hereby accept the above-described property into the above-described trust.



GARTH L. EDWARDS, Trustee



JEANNETTE R. EDWARDS, Trustee

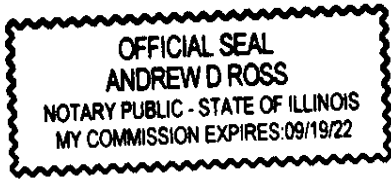
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT GARTH L.F. EDWARDS AND JEANNETTE R.O. EDWARDS, husband and wife, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and

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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 notarial seal this 1st day of December, 2020.



Andrew D. Ross

Notary Public

Property of Cook County Clerk's Office

COUNTY-ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH e of Section 200/31-45 of the Illinois Compiled Statutes.

DATE: December 1, 2020

Andrew D. Ross

Buyer, Seller or Representative

ANDREW D ROSS

NAME AND ADDRESS OF PREPARER:

Andrew D. Ross
McGrane, Perozzi, Stelter,
Gerardi, Brauer & Ross, Ltd.
165 West 10th Street
Chicago Heights, IL 60411
(708) 756-1550

** This conveyance must contain the name and address of the Grantee for tax billing purposes. (Chap. 55 ILCS 5/3-5020 and name and address of the person preparing the instrument: (Chap 55 ILCS 5/3-5(22))

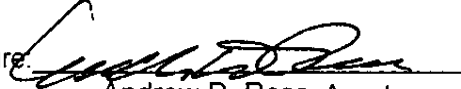
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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The GRANTOR or his/her agent, affirms that, to the best of his/her knowledge, the name of the GRANTOR 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 title to real estate under the laws of the State of Illinois.

Dated: December 1, 2020

Signature: 
Andrew D. Ross, Agent

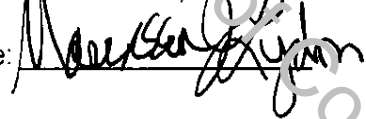
GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature

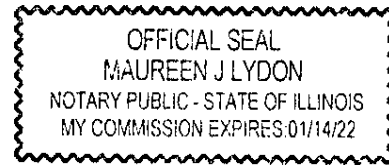
Subscribed and sworn to before me, Name of Notary Public: Maureen J. Lydon

By the said : Andrew D. Ross

AFFIX NOTARY STAMP BELOW

On this Date of: December 1, 2020

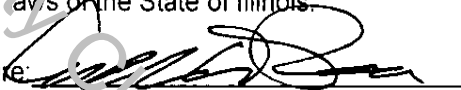
Notary Signature: 



GRANTEE SECTION

The GRANTEE or his/her 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 title to real estate under the laws of the State of Illinois.

Dated: December 1, 2020

Signature: 
Andrew D. Ross, Agent

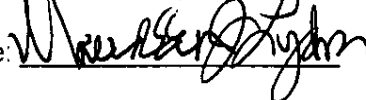
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

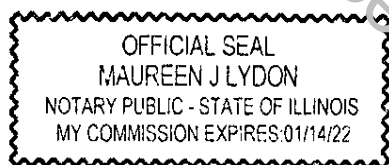
Subscribed and sworn to before me, Name of Notary Public: Maureen J. Lydon

By the said: Andrew D. Ross

AFFIX NOTARY STAMP BELOW

On this Date of: December 1, 2020

Notary Signature: 



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 SECTION 4 of the Illinois Real Estate Transfer Act: (35 ILCS 200/Art.32)

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REAL ESTATE TRANSFER TAX

08-Feb-2021



COUNTY:

0.00

ILLINOIS:

0.00

TOTAL:

0.00

31-12-316-015-0000

20201201690044

0-946-587-6664

Property of Cook County Clerk's Office