## UNOFFICIAL COPY

Doc#. 2105501231 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 02/24/2021 12:07 PM Pg: 1 of 4

**DEED IN TRUST** 

Dec ID 20201201699754 ST/CO Stamp 1-272-030-224 City Stamp 0-914-039-824

21050302590

THIS INDENTURE WITNESS THE That the GRANTOR, LYNN PETERS, A Single Person and Not Party to a Civil Union, of the County of Cook and State of Ullinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, CONVEYS and QUIT-CLAIMS unto LINDA M. PETERS, As Trustee under the provisions of a trust agreement dated 12/12/1012, 2020, known as THE LINDA M. PETERS TRUST" the following described Real Estate in the County of Cook and State of Illinois, to wit:

LOT 6 IN BLOCK 3 IN SAUGNASH VILLAGE, BEING A SUBDIVISION OF PART OF LOT 1 IN OGDEN AND JONES SUBDIVISION OF BRONSON'S PART OF CALDWELL'S RESERVE IN THE SOUTHFAST 14 OF SECTION 3, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THIE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "A" IN AFORESAID SAUGANASH VILLAGE AS STATED IN THE PLAT OF RESUBDIVISION RECORDED JANUARY 12th, 1989 AS DOCUMENT NUMBER 89017108 AND CREATED BY DEED AS DOCUMENT 89138062.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record, and to General Taxes for 2020 and subsequent years.

PERMANENT TAX NUMBERS: 13-03-403-034

Address(es) of Real Estate: 4221 WEST HARINGTON AVENUE CHICAGO, ILLINOIS 60646

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 praesenti or futuro, and upon any terms and

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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 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 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 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 mency, rent, 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 privilege at or 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 cluming 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 hereun ier 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 'ier under 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 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 homestonds from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this

Given under my hand and notarial seal this

2020.

NICHOLAS J JAKUBCO Official Seal Notary Public - State of Illinois Commission Expires Apr 22, 2022

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EXEMPT UNDER PROVISIONS OF PARAGRAPH SECTION 31 - 45,

Signature of Buyer, Seller or Representative

Prepared By:

JAKUE CO RICHARDS & JAKUBCO P.C.

2224 WEST TRVING PARK ROAD

CHICAGO, IL LINOIS 60618

Mail To:

THE LYNN PETERS TRUST 4221 W. HARRINGTOLLANE

CHICAGO, ILLINOIS 606-6

Name & Address

of Taxpayer:

TOUNT COMPAGE OFFICE THE LYNN PETERS TRUST 4221 W. HARRINGTON LANE

CHICAGO, ILLINOIS 60646

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## UNAMENTO GANTOCOAPEY

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor 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: 12/17 2020 Signature: Agricultus
Grantor or Agent

Subscribed and sworn to before me by

the said this day of vectorsett, 20 ZC

NICHOLAS J JAKUBCO Official Seal Notary Public - State of Illinois My Commission Expires Apr 22, 2022

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.

Dated: 17(17 , 20 70

Signature:

Gramee or Agent

Subscribed and sworn to before me by

this

Notary Public

NICHOLAS I JAKUBCO
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 22, 2022

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.)