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PREPARED BY AND MAIL TO:

PREPARED BY:

Bill Ellsworth, Esq. ICE MILLER LLP 2300 Cabot Drive, Suite 455 Lisle, IL 60532

FIDELITY NATIONAL TITLE OC20041597 Doc#. 2110206079 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 04/12/2021 09:00 AM Pg: 1 of 3

Dec ID 20201201603163 ST/CO Stamp 0-405-159-952 City Stamp 0-570-130-448

DEED IN TRUST

This indenture rande this 3/ day of December, 2020, between, the Grantor, ROBERT T. STANDRING, a married mean of the Village of Western Springs, County of Cook, State of Illinois, in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and warrants unto Grantee, Robert T. Standring, not individually, but as trootee of the RTS CHARITABLE REMAINDER TRUST, under agreement dated December 3/, 2020, in of the Grantor's interest the following described real estate in the County of Cook and State of Illinois, is wit:

Lot 21 (except that part taken for wide of g Western Avenue) in Block 3 in Jernberg's Subdivision of the West ½ of the Southwest ¼ of the Northwest ¼ and the West ½ of the Northwest ¼ of Section 18, Township 37 North, Range 14, East of the Third Principal Mccidian, in Cook County, Illinois.

PIN:

25-18-115-004-0000

Address:

10517-21 S. Western Avenue, Chicago. VL 60643

TO HAVE AND TO HOLD that real estate, with the appurtenances upon the trust and for the uses and purposes herein and in such trust set forth.

Full power and authority is hereby granted to said Trustee to deal with all or any part of the property and the title thereto in any fashion or form whatsoever, without restriction or qualification of any kind.

In no case shall any party dealing with the Trustee in relation to said premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent or money lent or advanced on said premises, or be obliged to see that the terms of the trust has 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.

Every deed, trust deed, mortgage, lease or other document (collectively "document") executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying thereon that (a) at the time of the delivery thereof the trusts created by this Deed in Trust and by said Trust was in full force and effect, (b) such documents were executed in accordance with the trust, conditions and limitations contained herein and in said Trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) the Trustee were duly authorized and empowered to execute and deliver such documents and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust had been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of any predecessor in trust.

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The interest of any beneficiary from time to time hereunder shall be only in the earnings, avails or proceeds of sale of the real estate. Such interest is hereby declared to be personal property. 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.

IN WITNESS WHEREOF, the Grantor has executed this Deed in Trust on the day and year first above written.

ROBERT T. STANDRING

Exempt under provisions of Paragraph e Section 200/31-45 Real Estate Transfer Tax Act.

2/3//2020 |X/M Pate Representati

State of Illinois) ss County of Cook)

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that ROBERT T. STANDRING, a single woman, is 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 she signed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this $\frac{1}{2}$ day of December, 2020.

Notary Public

Commission Expires: 11/23/23

GRANTEES' ADDRESS AND SEND SUBSEQUENT TAX BILLS TO/MAIL TO:

RTS Charitable Remainder Trust 4302 Prospect Avenue Western Springs, Illinois 60558 OFFICIAL SEAL William P Ellsworth Notary Public, State of Illinois My Commission Expires 11/23/2023

REAL ESTATE TRANSFER TAX		05-Jan-2021
1 50	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
25-18-115-004-000	00 20201201603163	0-570-130-448

^{*} Total does not include any applicable penaity or interest due.

REAL ESTATE TRANSFER TAX		05-Jan-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
25-18-115-004-0000	L 20201201603163 L	N_405 150 052

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STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The grantor or her/his agent affirms that, to the best of her/his knowledge, 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 another entity recognized as a person and authorized to do business or acquire or hold title to real estate under the laws of the State of Illinois.

Dated: December $\frac{2}{2}$, 2020

Signature:

Grantor or Agent

SUBSCRIBED and SWORN to before me

this 314 day of December 2020.

Notary Public

OFFICIAL SEAL William P Ellsworth Notary Public, State of Illinois My Commission Expires 11/23/2023

GYANTEE SECTION

The grantee or her/his agent affirms and venties 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 under the laws of the State of Illinois.

Dated: December $\frac{3}{2}$, 2020

Signature:

Crantee or Agent

SUBSCRIBED and SWORN to before me this $3!^{4}$ day of December, 2020.

Notary Public

OFFICIAL SEAL William P Ellsworth Notary Public, State of Illinois Commission Expires 11/23/2025

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 the provisions of the Illinois Real Estate Transfer Tax Act: (35ILCS 200/Art.31))