

# UNOFFICIAL COPY

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Karen A. Yarbrough  
Cook County Clerk  
Date: 04/12/2021 09:00 AM Pg: 1 of 3

**PREPARED BY AND MAIL TO:**

**PREPARED BY:**

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

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

**FIDELITY NATIONAL**  
**TITLE OC20041597**

## DEED IN TRUST

This indenture made this 31 day of December, 2020, between, the Grantor, **ROBERT T. STANDRING**, a married man, 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. Standing**, not individually, but as trustee of the **RTS CHARITABLE REMAINDER TRUST**, under agreement dated December 31, 2020, all of the Grantor's interest the following described real estate in the County of Cook and State of Illinois, to wit:

**Lot 21 (except that part taken for widening 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 Northeast ¼ of the Southwest ¼ of the Northwest ¼ of Section 18, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.**

**PIN: 25-18-115-004-0000**  
**Address: 10517-21 S. Western Avenue, Chicago, IL 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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## STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

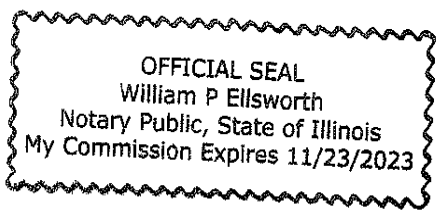
### GRANTOR SECTION

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 31, 2020      Signature: [Handwritten Signature] (GRANTOR)  
Grantor or Agent

SUBSCRIBED and SWORN to before me  
this 31<sup>st</sup> day of December, 2020.

Notary Public [Handwritten Signature]



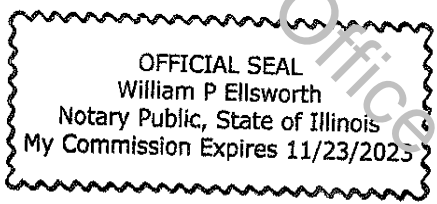
### GRANTEE SECTION

The **grantee** or her/his 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 and hold title to real estate under the laws of the State of Illinois.

Dated: December 31, 2020      Signature: [Handwritten Signature] (AS TRUSTEE)  
Grantee or Agent

SUBSCRIBED and SWORN to before me  
this 31<sup>st</sup> day of December, 2020.

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