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DEED IN TRUST
Statutory (Illinois)
(Individual to Trust)

Doc#: 2110918354 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/19/2021 12:15 PM Pg: 1 of 4

Dec ID 20210301668507
ST/CO Stamp 0-156-678-672

FIRST AMERICAN TITLE
FILE # 2092293

THE GRANTORS, **JAMES P. WAHL and DONNA ELLIS**, husband and wife, of the Village of Tinley Park, County of Cook, State of Illinois, for and in consideration of Ten Dollars in hand paid and of other good and valuable consideration, receipt of which is hereby duly acknowledged, CONVEY and QUIT CLAIM 50 percent of the total undivided interest in the subject property unto James P. Wahl, Grantee, 8424 Brandau Ct., Tinley Park, IL 60487, as Trustee under the provisions of a certain Trust Agreement, dated the 17th day of February, 2021, and known as the **JAMES P. WAHL REVOCABLE LIVING TRUST** (hereinafter referred to as "said trustee," regardless of the number of trustees), of which he is the sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement, and 50 percent of the total undivided interest in the subject property unto Donna B. Ellis, Grantee, 8424 Brandau Ct., Tinley Park, IL 60487, as Trustee under the provisions of a certain Trust Agreement, dated the 17th day of February, 2021, and known as the **DONNA B. ELLIS REVOCABLE LIVING TRUST** (hereinafter referred to as "said trustee," regardless of the number of trustees), of which she is the sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement, said beneficial interests of said husband and wife to the homestead property to be held as tenants by the entirety, the following described real estate situated in the County of Will in the State of Illinois, to wit:

LOT 15 IN TOWN POINTE MULTI-FAMILY UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT PROPERTY INDEX NO. 27-35-305-015-0000

ADDRESS OF PROPERTY: 8424 Brandau Ct., Tinley Park, IL 60487.

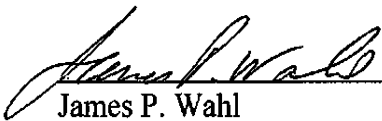
and Grantees address


TO HAVE AND TO HOLD the said Real Estate with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement and full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said Real Estate or any part thereof: to contract to sell, to grant options to purchase; to sell on any terms, to convey either with or without consideration, to convey the Real Estate 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, dedicate, mortgage, pledge or otherwise encumber said Real Estate,

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or any part thereof, to lease said Real Estate, 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 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 Real Estate, or any part thereof, for other real or personal property, to grant easements of charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said Real Estate or any part thereof, and to deal with said Real Estate 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 or any successor in trust in relation to said Real Estate, or to whom said Real Estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee or any successor in trust, be obliged to see to the application of any purchase money, rent, or any money borrowed or advanced on said Real Estate or 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 or any successor in trust 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 the 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 the Indenture and in said trust agreement or in all amendments thereof, if any, 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 person 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 hereby expressly waives and releases any and all right on 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 17th day of February, 2021.


James P. Wahl


Donna Ellis

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State of Illinois)
County of Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James P. Wahl and Donna Ellis personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed sealed and 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 official seal, this 17 day of February, 2021.



Commission expires: 2/20/23

John E. Newton
NOTARY PUBLIC

This instrument was prepared by and after recording mail to: John E. Newton, 18400 Maple Creek Drive, Suite 500, Tinley Park, Illinois, 60477

Send tax bills to: James P. Wahl, 8424 Brandau Ct., Tinley Park, IL 60487

Exempt under provisions of Paragraph E Sec. 4 Real Estate Transfer Tax Act

Dated: February 17, 2021

James P. Wahl
Seller, Buyer or Representative

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

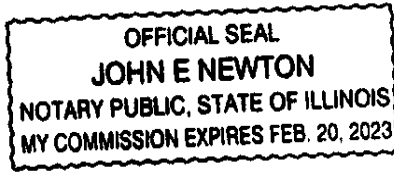
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to business or acquire and hold title to real estate 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: February 17, 2021

Signature: *James P. Wahl*
Grantor or Agent

SUBSCRIBED AND SWORN to before me this 17 day of February, 2021.

John E. Newton
NOTARY PUBLIC



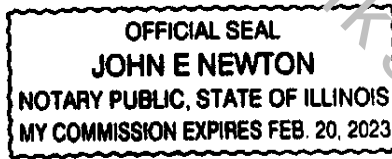
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: February 17, 2021

Signature: *James P. Wahl*
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 17 day of February, 2021.

John E. Newton
NOTARY PUBLIC



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 Act.)

Exempt under provisions of Paragraph E
Sec. 4 Real Estate Transfer Tax Act
Dated: February 17, 2021

James P. Wahl
Seller, Buyer or Representative