

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTOR, JANEEN TOMAS, an unmarried person, 506 North Stone Avenue, LaGrange Park, Cook County, Illinois 60526-5524, for and in consideration of Ten Dollars and other good and valuable considerations in hand paid, conveys and warrants unto JANEEN K. TOMAS, not individually, but as trustee under the JANEEN K. TOMAS REVOCABLE TRUST dated the 28th day of February, 2019, 506 North Stone Avenue, LaGrange Park, Cook County, Illinois 60526-5524, and unto any successor or successors in trust under that Trust, the following described real estate in the County of Cook and State of Illinois, to-wit:



Doc# 2111657011 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/26/2021 11:36 AM PG: 1 OF 4

LOT 11 IN BLOCK 7 IN KENSINGTON ADDITION, SAID ADDITION BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTH WEST 1/4 LYING NORTH OF THE SOUTH 26 ACRES THEREOF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**Permanent Real Estate Index Number:** 15-33-308-021-0000

**Address of Real Estate:** 506 North Stone Avenue, LaGrange Park, Illinois 60526-5524

**Exempt under provisions of Paragraph e, Section 31-45, Property Tax Code.**

**Date:** April 20, 2021

**Representative:**

including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises"),

TO HAVE AND TO HOLD the premises upon the trusts and for the uses and purposes stated herein and in the aforementioned Declaration of Trust set forth.

Full power and authority are hereby granted to the trustee to improve, manage, protect and subdivide the premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide the premises 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 the premises or any part thereof to a successor or successors in trust and to grant to the successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises or any part thereof; to lease the premises or any part thereof from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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 the premises or any part thereof for other real or personal property; to grant easements or charges of any kind; to release, convey or assign

REAL ESTATE TRANSFER TAX

26-Apr-2021

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COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

15-33-308-021-0000

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any right, title or interest in or appurtenance to the premises or any part thereof; and to deal with the premises 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 the trustee in relation to the 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 borrowed or advanced on the premises, to see that the terms of the trust hereby created or of the Declaration of Trust have been complied with or to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the Declaration of Trust; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by the Declaration of Trust was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Declaration of Trust or in some amendment thereto and binding upon all beneficiaries hereunder; (c) the 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, the successor or successors in trust shall 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.

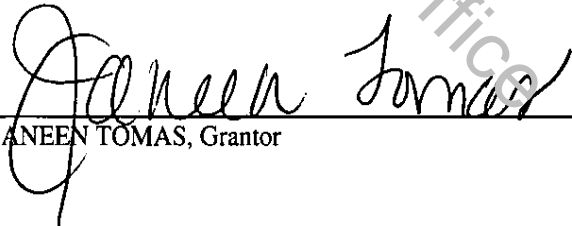
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the premises, and that interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to the premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Anything herein to the contrary notwithstanding, any successor or successors in trust under the Declaration of Trust shall upon acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby expressly directed not to note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations" or words of similar import, in accordance with the statute in such case made and provided.

And the Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois for the exemption of homesteads from sale or execution or otherwise.

IN WITNESS WHEREOF the Grantor has signed this Deed in Trust on this 20th day of April, 2021.

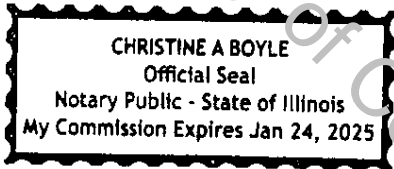
  
 \_\_\_\_\_  
 JANEEN TOMAS, Grantor

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STATE OF ILLINOIS        )  
  )  
COUNTY OF DU PAGE     )

I, Christine A. Boyle, Notary Public, hereby certify that JANEEN TOMAS, an unmarried person, personally known to me to be the same person whose name is signed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the waiver and release of the right of homestead.

GIVEN under my hand and notarial seal on this 20th day of April, 2021.



*Christine A Boyle*  
\_\_\_\_\_  
Notary Public

My commission expires: January 24, 2025

**Prepared by and mail to:**

Christine A. Boyle  
Gross & Boyle, LLC  
15 Salt Creek Lane Suite 207  
Hinsdale, IL 60521-8656  
Telephone (630) 887-7070  
Facsimile (630) 887-7171  
Email cboyle@gbllc.law

**Grantee's address for subsequent tax bills:**

Janeen K. Tomas, Trustee  
306 North Stone Avenue  
L Grange Park, Illinois 60526-5524

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## STATEMENT BY GRANTOR AND GRANTEE

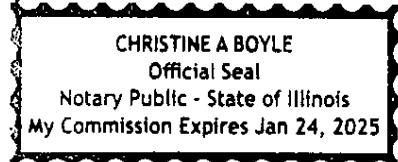
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of the beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: April 20, 2021

Signature: Janeen Tomas  
JANEEN TOMAS, Grantor

**SUBSCRIBED AND SWORN TO BEFORE**  
me by the said Grantor on April 20, 2021

Christine A Boyle  
Notary Public



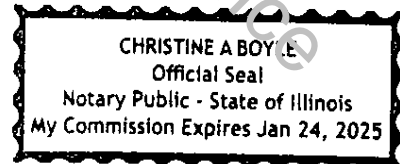
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: April 20, 2021

Signature: Janeen K Tomas  
JANEEN K. TOMAS, Trustee, Grantee

**SUBSCRIBED AND SWORN TO BEFORE**  
me by the said Grantee on April 20, 2021

Christine A Boyle  
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 Tax Act).