

UNOFFICIAL COPY

DEED IN TRUST

(Illinois)



2116640023

Doc# 2116640023 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/15/2021 12:47 PM PG: 1 OF 4

Mail to: Deborah B. Cole

Hoogendoorn & Talbot LLP

122 S. Michigan Avenue

Suite 1220

Chicago, IL 60603

Name & Address of Taxpayer:

James H. Campbell

Melanie T. Campbell

7422 S. Coles Avenue

Chicago, IL 60649

THE GRANTORS James H. Campbell and Melanie T. Campbell, as Trustees of the James H. Campbell Trust, Dated November 5, 2001 and as Trustees of the Melanie T. Campbell Trust, Dated November 5, 2001

for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto James H. Campbell and Melanie T. Campbell, and unto their successor or successors, as Co-Trustees of the Campbell Family Trust, Dated December 22, 2020

Grantees' Address: 7422 S. Coles Avenue, Chicago, IL 60649

Address City State Zip


(See Exhibit A attached hereto for Trustee's Powers.)



all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

The North 1/2 of Lot 44 in Division 3 South Shore Subdivision of the North Fractional 1/4 of Section 30, Township 38 North, Range 15, East of the Third Principal Meridian, together with a Resubdivision of Lots 1, 2, 64, 66, 126, 127 and 128 Division "A" of Westfall's Subdivision of 208 acres, being East 1/2 of the Southwest 1/4 and Southeast Fractional 1/4 of Section 30, Township 38 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 21-30-120-021-0000

Property Address: 7422 S. Coles Avenue, Chicago, IL 60649

REAL ESTATE TRANSFER TAX	15-Jun-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

REAL ESTATE TRANSFER TAX	15-Jun-2021
  COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

21-30-120-021-0000 | 20210601667157 | 1-742-136-592

21-30-120-021-0000 | 20210601667157 | 0-288-286-992

* Total does not include any applicable penalty or interest due.

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EXHIBIT A Trustee's Powers

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 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 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 money, rent or 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 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 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 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.



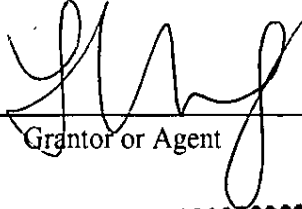
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STATEMENT BY GRANTOR AND GRANTEE

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 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 26, 2021

Signature:



Grantor or Agent

Subscribed and sworn to before me this
21st day of April, 2021.



Notary Public



The grantee 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 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 26, 2021

Signature:



Grantee or Agent

Subscribed and sworn to before me this
21st day of April, 2021.



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]