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DEED IN TRUST

Prepared by:
Angelo J. Vitiritti
Scott R. Wheaton & Associates
3108 Ridge Road
Lansing, IL 60438

Doc# 2125945030 Fee \$98.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/16/2021 11:15 AM PG: 1 OF 4

(The space above for Recorder's use only)

THE GRANTOR, **DAVID A. BECK**, 13336 S. Burley Avenue, City of Chicago, 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, hereby conveys and quit claims to:

DAVID A. BECK, as Trustee of the **DAVID A. BECK LAND TRUST AGREEMENT NUMBER 1 dated August 23, 2021**, of 13336 S. Burley Avenue, City of Chicago, County of Cook, State of Illinois, and to any and all successors as Trustee appointed under said Trust, or who may be legally appointed, the following described real estate:

LOT 6 IN BLOCK 10 IN HEGEWISCH SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE WEST 165.88 FEET OF THE NORTH 1152.3 FEET OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 13315 S. Burley Avenue, Chicago, IL 60633
PARCEL NUMBER: 26-31-227-006-0000

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract,

REAL ESTATE TRANSFER TAX

16-Sep-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

26-31-227-006-0000

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sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority or the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

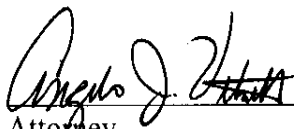
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall no have any title or interest therein, legal or equitable, except as stated.

4. All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial the words "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

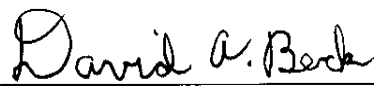
The Grantor(s) hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

This transaction exempt from taxation by virtue of Section 4, Paragraph E of the Illinois Real Estate Transfer Tax Act.


Attorney

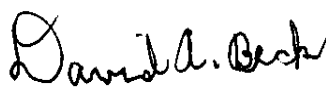
8/23/2021
Date

Dated this 23rd day of August, 2021.




DAVID A. BECK (SEAL)

The transfer of title and conveyance herein is hereby accepted by DAVID A. BECK, Trustee of the **DAVID A. BECK LAND TRUST AGREEMENT NUMBER 1 dated August 23, 2021.**



DAVID A. BECK (SEAL)

REAL ESTATE TRANSFER TAX	16-Sep-2021
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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

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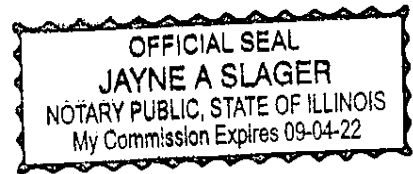
STATEMENT BY GRANTOR AND GRANTEE

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 August 23, 2021 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 23rd day of August, 2021.

[Signature]
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 August 23, 2021 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 23rd day of August, 2021.

[Signature]
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.)