

# UNOFFICIAL COPY

Doc#: 2125907510 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/16/2021 12:30 PM Pg: 1 of 4

## DEED IN TRUST

Mail To: Brian E. Wright  
5310 N. Harlem, #201  
Chicago, IL 60656

Dec ID 20210901674951  
ST/CO Stamp 1-602-256-656  
City Stamp 1-329-790-736

Mail Tax Bills to: Keith D. Kummetz  
6838 N. Osceola  
Chicago, IL 60631

This Instrument was Prepared By:  
Brian E. Wright, Attorney at Law  
5310 N. Harlem, #201  
Chicago, IL 60656

This INDENTURE, made this 24 day June, 2020, by **KEITH D. KUMMETZ** and **NICOLE M. KUMMETZ**, a married couple, of Chicago, Illinois, as GRANTORS, in consideration of the sum of Ten and no/100 dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to **KEITH D. KUMMETZ** and **NICOLE M. KUMMETZ**, a married couple, not personally, but as Trustees, under the terms and provisions of a certain **Trust Agreement dated June 24, 2020** and designated as **THE NICOLE M. KUMMETZ AND KEITH D. KUMMETZ REVOCABLE TRUST, Dated June 24, 2020**, and to any and all successors as Trustees appointed under said trust Agreement, or who may be legally appointed; the following described real estate situated in Cook County, Illinois, to wit:

LOTS 10 AND 11 IN BLOCK 16 IN EDISON PARK IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-36-226-022-0000

**Common Address: 6838 N. Osceola, Chicago, Illinois 60631**

TO HAVE and TO HOLD said real estate and appurtenances thereto as tenants by the entirety, and 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, contracts 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(s). (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, 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.

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2. Any party dealing with the Trustee(s) with regard to the trust property, whether by contract, 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 inquire into the powers and authority of the Trustee(s), 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 or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement 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(s), 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(s).

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and 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 not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability (or refusal of the trustees) herein named, to act, or upon his/her/their removal from the County, **KEITH D. KUMMETZ** and **NICOLE M. KUMMETZ**, as Trustees shall be appointed as Successor Trustees herein with like powers and authority as vested in the Trustees named herein.

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

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 21 day of June, 2020.

  
 \_\_\_\_\_  
**KEITH D. KUMMETZ**

  
 \_\_\_\_\_  
**NICOLE M. KUMMETZ**



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## STATEMENT BY GRANTOR AND GRANTEE

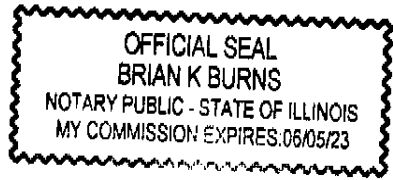
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 6/24, 2020

Signature: [Handwritten Signature]  
Grantor or-Agent

Subscribed and sworn to before me by the said Agent this 24th day of June, 2020.

Notary Public [Handwritten Signature]



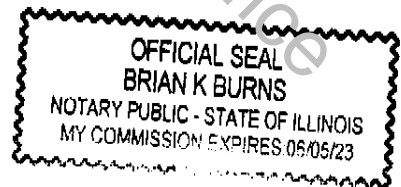
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 6/24, 2020

Signature: [Handwritten Signature]  
Grantee or-Agent

Subscribed and sworn to before me by the said Agent this 24th day of June, 2020 .

Notary Public [Handwritten Signature]



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.)