

UNOFFICIAL COPY

DEED IN TRUST

(ILLINOIS)

**THE GRANTORS,
CHRISTOPHER J. GILBERT AND
DIANE G. GILBERT,**

Doc#: 2126006021 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/17/2021 07:48 AM Pg: 1 of 3

Dec ID 20210901674679
ST/CO Stamp 0-554-434-704
City Stamp 1-634-664-208

FIDELITY NATIONAL TITLE 0021035161

of the County of Cook, and State of Illinois, for and in consideration of the sum of (\$10.00) TEN AND 00/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM to CHRISTOPHER J. GILBERT and DIANE G. GILBERT, Co-Trustees of the CHRISTOPHER J. AND DIANE G. GILBERT JOINT TRUST DATED September 10, 2021, their successors and/or assigns, and to any and all successors or Trustees appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 22 IN BLOCK 2, IN BOARD OF TRADE SUBDIVISION 1, BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel Numbers: 25-07-322-002-0000

Parcel Address: 2023 W 101st Place, Chicago, IL 60643

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, 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.

2. Any party dealing with the Trustee 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, 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 executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said

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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 into 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 person 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.

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 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 Grantors hereby waive and release 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.

DATED this 10th day of Sept., 2021.

Christopher J. Gilbert (SEAL)
CHRISTOPHER J. GILBERT

Diane G. Gilbert (SEAL)
DIANE G. GILBERT

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHRISTOPHER J. GILBERT and DIANE G. GILBERT, are 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.

Given under my hand and official seal, this 10th day of Sept., 2021.

Kathleen F. Duhig
NOTARY PUBLIC

Commission Expires: 7/22/2023

Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Dated: Sept. 10, 2021

Kathleen F. Duhig
Agent

This instrument was prepared by:

Kathleen Farrell Duhig
4550 W. 103rd St., #202
Oak Lawn, IL 60453
(708) 448-2500



GRANTEE'S ADDRESS

SEND SUBSEQUENT TAX BILLS TO:

RETURN TO /MAIL TO:

Kathleen Farrell Duhig
Attorney at Law
4550 W. 103rd St., #202
Oak Lawn, IL 60453


Christopher & Diane Gilbert
2023 W 101st Place
Chicago, IL 60643

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 9/10, 2021
Signature: Kathleen Duhig
Grantor or Agent

| REAL ESTATE TRANSFER TAX | | 10-Sep-2021 |
|---|----------|-------------|
|  | CHICAGO: | 0.00 |
| | CTA: | 0.00 |
| | TOTAL: | 0.00 * |

25-07-322-002-0000 | 20210901674679 | 1-634-664-208
* Total does not include any applicable penalty or interest due.



Subscribed and sworn to before me by the said Agent this 10th day of September, 2021

Notary Public Brandy Harris



The **grantee** or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 9/10, 2021.
Signature: Kathleen Duhig
Grantee or Agent

| REAL ESTATE TRANSFER TAX | | 16-Sep-2021 |
|---|-----------|-------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |

25-07-322-002-0000 | 20210901674679 | 0-554-434-704

Subscribed and sworn to before me by the said Agent this 10th day of September, 2021.

Notary Public Brandy Harris



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.)