

# UNOFFICIAL COPY

Doc#: 2126440029 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/21/2021 02:28 PM Pg: 1 of 4

## DEED IN TRUST

Dec ID 20210901678608  
ST/CO Stamp 1-958-035-600  
City Stamp 1-859-436-688

### Mail Recorded Deed To:

Robert A. Motel, Esq.  
Law Office of Robert A. Motel, P.C.  
4433 W. Touhy Avenue, Suite 465  
Lincolnwood, IL 60712

### Send Subsequent Tax Bills To:

Sydney C. Vincent II  
Sirretta M. Vincent  
16724 Merrill Ave.  
South Holland, IL 60473

**THE GRANTORS, SYDNEY C. VINCENT II and SIRRETTA M. VINCENT, f/k/a Sirretta B. Vincent, husband and wife, of South Holland, Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid,**

**CONVEY and WARRANT unto SYDNEY C. VINCENT II and SIRRETTA M. VINCENT as Co-Trustees under THE VINCENT FAMILY LIVING TRUST AGREEMENT DATED MARCH 22, 2006 (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:**

**LOT 14, OF WAKEFORD 10TH ADDITION, BEING FRANK T. CRAWFORD'S SUBDIVISION OF LOTS 3, 4, 5, 6 AND 7 IN BLOCK 4 OF WILLIAM FLEMING'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E

  
Dated: ~~August~~ <sup>September</sup> 21, 2021  
S.C.V. II

Permanent Real Estate Index Number (PIN): 20-27-226-014-0000

Address of Real Estate: 7441 S. Eberhart Avenue  
Chicago, Illinois 60619

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**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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 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 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 to 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 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 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.

The interest of each and every beneficiary hereunder and all of 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 said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or 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 said grantors hereby expressly waives and releases any all right or benefit under and by virtue of any all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seal this 01 day of ~~August~~<sup>September</sup>, 2021.

*Sydney C. Vincent II*  
SYDNEY C. VINCENT II

*Sirretta M. Vincent f/k/a Sirretta B. Vincent*  
SIRRETTA M. VINCENT, f/k/a  
Sirretta B. Vincent

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, **DO HEREBY CERTIFY**, that SYDNEY C. VINCENT II and SIRRETTA M. VINCENT 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 herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 01 day of ~~August~~<sup>September</sup>, 2021.



*Dec. 20, 2022*  
Commission expires: ~~May 18, 2022~~

*Stella Parhas*  
NOTARY PUBLIC *Stella Parhas*

This instrument was prepared by: Robert A. Motel  
4433 W. Touhy Avenue  
Suite 465  
Lincolnwood, IL 60712

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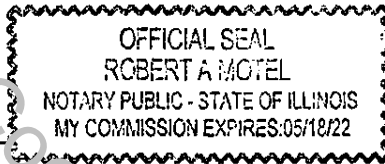
## STATEMENT BY GRANTOR AND GRANTEE

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: September 9, 2021

Signature: Cynthia Rivera  
Grantee or Agent

Subscribed and sworn to before me  
By the said Cynthia Rivera  
This 9<sup>th</sup> day of September, 2021.  
Notary Public Robert A. Motel

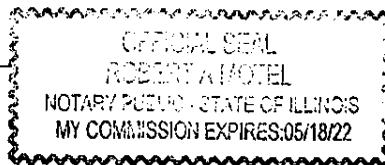


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: September 9, 2021

Signature: Cynthia Rivera  
Grantee or Agent

Subscribed and sworn to before me  
By the said Cynthia Rivera  
This 9<sup>th</sup> day of September, 2021.  
Notary Public Robert A. Motel



**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.)