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DEED IN TRUST

(Illinois)



2128615026

Doc# 2128615026 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/13/2021 03:26 PM PG: 1 OF 4

Mail to: Melissa H. De Vries

Hoogendoorn & Talbot LLP

122 S. Michigan Ave., #1220

Chicago, IL 60603

Name & Address of Taxpayer:

Phyllis N. Kersten

251 Marengo Avenue, 7A

Forest Park, IL 60130

THE GRANTOR, Phyllis N. Kersten, a single woman, for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto Phyllis N. Kersten, Trustee of the Phyllis Kersten Trust, Dated July 10, 2021,

251 Marengo Avenue, 7A Forest Park, Illinois 60130.

Grantee's Address City State Zip

and unto all and every successor or successors in trust under said trust agreements, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 7A South as described on and attached to and a part of a Declaration of Condominium Ownership registered on the 6th day of February 1970 as document number 2490951, an undivided 1.120 % interest (except the units delineated and described in said survey) in and to the following described premises: Lots 1, 2 and 3 in Klienske's Subdivision of the East 1/2 of the North 1 acre of Lot 3 and the East 1/2 of Lot 2 in Keifer's Subdivision of Blocks 29 and 37 in the Railroad Addition to the Town of Harlem, a Subdivision in the Southeast 1/4 of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, also Lots 1, 2, 3 and 4 in Lawrence W. Kiefer's Re subdivision of Lot 3 (except the North 1 acre thereof) in the Subdivision of Blocks 29 and 37 in Railroad Addition to the Town of Harlem in Southeast 1/4 of Section 12, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 15-12-434-044-1089

Property Address: 251 Marengo Avenue, 7A Forest Park, IL 60130

REAL ESTATE TRANSFER TAX

13-Oct-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

15-12-434-044-1089

| 20211001604811 | 2-135-156-880

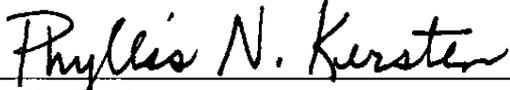
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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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 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.

DATED this 10th day of July, 2021.



Phyllis N. Kersten

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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 Phyllis N. Kersten, a single woman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 10th day of July, 2021.



(Seal)

Melissa H. De Vries

Notary Public

NAME AND ADDRESS OF PREPARER:

Melissa H. De Vries
Hoogendoorn & Talbot LLP
122 South Michigan Avenue
Suite 1220
Chicago, Illinois 60603-6263

STATE OF ILLINOIS - COUNTY OF COOK
EXEMPT UNDER THE PROVISIONS OF
PARAGRAPH (E), SECTION 31-45, OF THE
REAL ESTATE TRANSFER TAX LAW.

DATE: 7-10-21

Dana J. [Signature]

Grantor/Grantee/Agent



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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 31, 2021

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this
31 day of August, 20 21
[Handwritten Signature]

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: August 31, 2021

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this
31 day of August, 20 21
[Handwritten 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]