

UNOFFICIAL COPY



2128716036

Prepared by and Mail to:
Joseph A. Giralamo
Law Offices of Joseph A. Giralamo, P.C.
340 W. Butterfield Road, #2D
Elmhurst, IL 60126

Doc# 2128716036 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/14/2021 02:44 PM PG: 1 OF 4

Send Subsequent tax bills to:
Gary S. Booras & Beth L. Booras, Trustees
325 Princeton Road
Hinsdale, IL 60521

DEED IN TRUST

THE GRANTOR, Gary S. Booras and Beth L. Booras, husband and wife, of the Village of Hinsdale, County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, CONVEY AND WARRANT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP:

An undivided one-half (1/2) interest to the then acting Trustee under the Gary S. Booras Trust dated July 17, 2001, of 325 Princeton Road, Hinsdale, Illinois 60521; and

An undivided one-half (1/2) interest to the then acting Trustee under the Beth L. Booras Trust dated July 24, 2001, of 325 Princeton Road, Hinsdale, Illinois 60521;

(hereinafter referred to as "said Trustee", regardless of the number of trustees), referred to all and every successor or successors in trust agreements; the following described real estate in Cook County, Illinois:

LOT 5 IN BLOCK 2 IN HEATHERWOOD RESUBDIVISION COMPRISING BLOCK 7 IN HIGHLANDS, A SUBDIVISION OF THE NORTHWEST ¼ AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 1891 AS DOCUMENT 1569674, IN COOK COUNTY, ILLINOIS. ALSO: LOT 2 (EXCEPT THE NORTH 150 FEET AND EXCEPT THE EAST 79.72 FEET THEREOF) AND LOT 3 (EXCEPT THE NORTH 150 FEET THEREOF) AND THE EAST 59.44 FEET OF LOT 4 (EXCEPT THE NORTH 150 FEET THEREOF) AND LOTS 8, 9, 10, 11, 12, 13, 14 AND 15 (EXCEPT THAT PART OF LOTS 12, 13, 14 AND 15 LYING EAST OF A LINE DRAWN FROM A POINT IN THE SOUTH LINE OF LOT 12, 126.67 FEET WEST OF THE SOUTHEAST CORNER OF LOT 12, TO A POINT ON THE NORTH LINE OF 15, 179.71 FEET WEST OF THE NORTHEAST CORNER OF LOT 15 IN BLOCK 10, IN HIGHLANDS SUBDIVISION AFORESAID, ACCORDING TO PLAT OF SAID HEATHERWOOD RESUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON NOVEMBER 19, 1971, AS DOCUMENT 2594527, IN COOK COUNTY, ILLINOIS.

Address of real estate: 325 Princeton Road, Hinsdale, Illinois 60521

Real estate index number: 18-07-112-014-0000 & 18-07-112-013-0000

****DEED PREPARED AT CLIENTS' DIRECTION WITHOUT EXAMINATION OF TITLE****

REAL ESTATE TRANSFER TAX 14-Oct-2021



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

18-07-112-014-0000

20211001695851 | 0-720-787-600

SPS SC INT JP

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TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, or their predecessor in trust.

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


If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

The Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

The Grantors have signed this deed on this 30 day of September, 2021



Gary S. Booras




Beth L. Booras

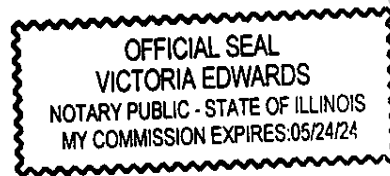
STATE OF ILLINOIS)
) ss
COUNTY OF DU PAGE)

I am a notary public for the County and State above. I certify that Gary S. Booras and Beth L. Booras, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: This 30 day of September, 2021



Notary Public



EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) OF CHAPTER 35, SECTION 305/4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

DATED: 9/30/21 SIGNED: 

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 10 15 2021

SIGNATURE: Joseph A. Giralano
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

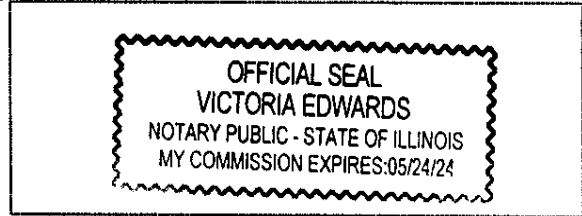
Subscribed and sworn to before me, Name of Notary Public: VICTORIA EDWARDS

By the said (Name of Grantor): JOSEPH A. GIRALANO

AFFIX NOTARY STAMP BELOW

On this date of: 10 15 2021

NOTARY SIGNATURE: [Signature]



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 10 15 2021

SIGNATURE: Joseph A. Giralano
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

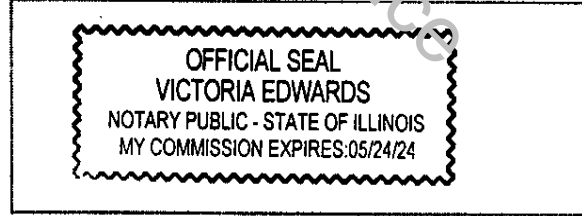
Subscribed and sworn to before me, Name of Notary Public: VICTORIA EDWARDS

By the said (Name of Grantee): JOSEPH A. GIRALANO

AFFIX NOTARY STAMP BELOW

On this date of: 10 15 2021

NOTARY SIGNATURE: [Signature]



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**