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**DOCUMENT PREPARED BY AND
AFTER RECORDING, MAIL TO:**

Aisha E. Henry, Esq.
Goldstine, Skrodzki, Russian,
Nemec and Hoff, Ltd.
835 McClintock Drive
Burr Ridge, Illinois 60527

Doc#: 2131916103 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/15/2021 11:11 AM Pg: 1 of 4

Dec ID 20211101636712

FUTURE TAX BILLS TO:

Judith L. Sund, Trustee
31 Romiga Lane,
Palos Park, Illinois, 60464

[For Recorder's Use]

**DEED IN TRUST
[ILLINOIS]**

THE GRANTOR, Judith L. Sund, a single woman, of 31 Romiga Lane, Palos Park, Illinois, 60464, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, hereby CONVEYS and QUIT CLAIMS to Judith L. Sund (or her designated successors), not individually but as Trustee of the JUDITH L. SUND TRUST under agreement dated November 10, 2021, a revocable inter vivos trust of which Judith L. Sund is the primary beneficiary, 31 Romiga Lane, Palos Park, Illinois, 60464, all of the interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 31 in first addition to Palos Huntleigh Woods, a subdivision of the Southwest 1/4 of the Southwest 1/4 of Section 29, Township 37 North, Range 12 East of the 3rd Principal Meridian in Cook County, Illinois.

Permanent Index Number: 23-29-307-001

Address of Real Estate: 31 Romiga Lane, Palos Park, Illinois, 60464

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

I. The Trustee is vested with full rights of ownership over the above described real estate and the Trustee is specifically granted and given the power and authority:

- (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
- (b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;
- (c) To execute leases and subleases for terms as long as 200 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent

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and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

- (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
- (e) To manage, control and operate said real estate, to collect the rent, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of the JUDITH L. SUND TRUST under agreement dated November 10, 2021; and
- (f) Anything herein to the contrary notwithstanding, the Trustee's liability hereunder, under the trust agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto.

2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain trust agreement dated the 10th day of November, 2021 and known as the JUDITH L. SUND TRUST.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in any exercise of any powers granted by this deed or the adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the said unrecorded trust agreement and any amendments thereto collateral hereto.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said trust agreement and any amendment thereto collateral hereto shall be personal property only.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

IN WITNESS WHEREOF, the undersigned has executed and delivered this DEED IN TRUST as of the date set forth below.

Judith L. Sund
JUDITH L. SUND, Grantor

November 10, 2021
Date

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STATE OF ILLINOIS)
) SS. ACKNOWLEDGMENT
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JUDITH L. SUND, 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 and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

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

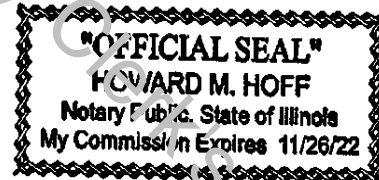
[SEAL]


 NOTARY PUBLIC

This transaction is **EXEMPT** from transfer taxes under Sec. 4(e)
 of applicable transfer tax statutes.


 Grantor/Agent

11/10/2021
 [Date]



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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 the 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: November 10, 2021

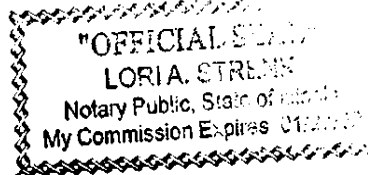
Signature: _____

Agent/Grantor

SUBSCRIBED AND SWORN TO BEFORE
me by the said Agent/Grantor on
November 10, 2021

Lori A. Strenk

Notary Public



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 and hold title to real estate under the laws of the State of Illinois.

Dated: November 10, 2021

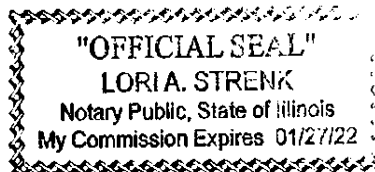
Signature: _____

Agent/Grantee

SUBSCRIBED AND SWORN TO BEFORE
me by the said Agent/Grantee on
November 10, 2021

Lori A. Strenk

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).