

UNOFFICIAL COPY**DEED IN TRUST**

Doc#: 2135104000 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/17/2021 09:34 AM Pg: 1 of 3

Dec ID 20211201666664

City Stamp 0-572-289-680

Grantors, JOHN D. ROGERS, and SUSAN M. SWIDER, his wife, of Chicago, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and quitclaim to JOHN D. ROGERS and SUSAN M. SWIDER, not personally, but as Co-Trustees of the JOHN D. ROGERS and SUSAN M. SWIDER Joint Trust under trust agreement dated the 11 day of October, 2021, their successor or successors, husband and wife, are the primary beneficiaries of the Joint Trust and the aforesaid real estate conveyed herein shall be held not as tenants in common, nor as joint tenants with the right of survivorship, but as TENANTS BY THE ENTIRETY, the following described real estate in the County of Cook, State of Illinois:

LOT 26 IN BLOCK 59 IN RAVENSWOOD MANOR, A SUBDIVISION IN THE NORTH ½ OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 13-13-131-015-0000

Commonly known as: 4415 N. Francisco, Chicago, Illinois 60625

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, 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 trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was

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in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee or any successor 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. 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 possession, earnings, avails, and proceeds thereof.

Executed at Chicago, Illinois on this 11 day of October, 2021

X [Signature]
JOHN D. ROGERS

X [Signature]
SUSAN M. SWIDER

Exempted under Real Estate Transfer Tax Act, Section 4, Paragraph E, and Cook County Ordinance 95104, Paragraph E. Dated the 11 day of October, 2021.

X [Signature]
JOHN D. ROGERS

X [Signature]
SUSAN M. SWIDER

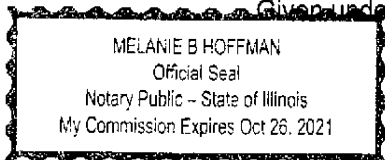
ILLINOIS NOTARY ACKNOWLEDGMENT UNDER ILLINOIS PUBLIC ACT 102-0167

State of Illinois
County of Lake

Melanie B. Hoffman

I, Melanie B. Hoffman, a Notary Public in the State and County aforesaid, hereby certify that on this day, while I was physically present in the State of Illinois, JOHN D. ROGERS, and SUSAN M. SWIDER, also physically present in the State of Illinois, personally appeared before me by means of an interactive two-way audio and video communication, which allowed this notary and the persons executing the document to communicate with each other simultaneously in accordance with the ILLINOIS PUBLIC ACT 102-0167, and further that JOHN D. ROGERS, and SUSAN M. SWIDER, who are either known to me, or have provided satisfactory evidence of identity, by presenting government issued documentation, to be the persons whose name are subscribed to the Deed in Trust, consisting of two (2) pages, to which this Acknowledgment is attached and made a part thereof, acknowledged to me that they executed the same as their free and voluntary act and all acknowledged to me their presence in the State of Illinois.


Given under my hand and seal office this 12 day of October, 2021



[Signature]
Notary Public

This Document Prepared by and Mail to: Benjamin Rubin, Attorney, RUBIN LAW, A Professional Corporation, 1110 Lake Cook Road, Suite 165, Buffalo Grove, Illinois 60089-1997, 847-279-7999; Fax 847-279-0090, E-mail: Email@rubinlaw.com

Mail tax bills to:
JOHN D. ROGERS, as Co-Trustee
4415 N. Francisco, Chicago, Illinois 60625

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

13-13-131-015-0000 | 20211201666664 | 0-572-289-680

* Total does not include any applicable penalty or interest due.

Address of Grantor/Grantee:
4415 N. Francisco, Chicago, Illinois 60625

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STATEMENT BY GRANTOR AND GRANTEE (55 ILC8 5/3 5020 B)

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 October 12 2021

Signature: *Melvin BSA*
Grantor or Agent

Subscribed and sworn to before me
by the said this 12 day of October, 20 21

Linda L Rubin
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 October 12 2021

Signature: *Melvin BSA*
Grantee or Agent

Subscribed and sworn to before me
by the said this 12 day of October, 20 21

Linda L Rubin
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.