



Doc# 2214342006 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/23/2022 10:49 AM PG: 1 OF 3

DEED IN TRUST

The Grantors, Larry G. Echols and Diana Shelton-Echols, husband and wife, of the Village of Flossmoor, County of Cook, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and WARRANT to:

Larry G. Echols and Diana Shelton-Echols, of 1525 Dunbar St, Flossmoor, IL 60422 as trustees of the Echols Family Trust dated May 10, 2022, the beneficial interest of said trust being held by Larry G. Echols and Diana Shelton Echols, husband and wife, as tenants by the entirety, and all and every successor trustee or trustees of the aforementioned trust, the following described real estate:

Lot 52 in Ballantrae of Flossmoor Unit 2, being a subdivision of those parts of the Northwest Quarter and the Southwest Quarter of Section 11, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 31-11-305-006-0000
Address of Real Estate: 1525 Dunbar St, Flossmoor, IL 60422

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 the said premises with the appurtenances on the trusts and for the uses and purposes set forth in said trusts.

This deed is made to said Trustee, who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless the grantee has actual knowledge that the conveyance is a violation of the trusts.

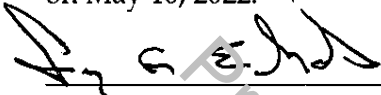
In no case shall any party dealing with said trustee or successor trustee or trustees in relation to said premises be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, mortgage, lease, or other instrument executed by said trustees in relation to said 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 agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance

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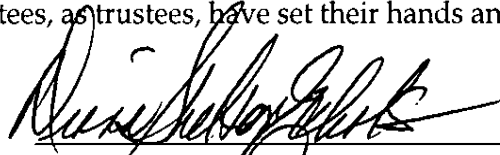
UNOFFICIAL COPY

with the trusts, conditions, and limitations contained in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such 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.

IN WITNESS WHEREOF, the grantors and grantees, as trustees, have set their hands and seals on May 10, 2022.

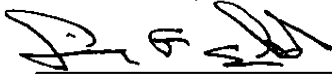


Larry G. Echols



Diana Shelton-Echols

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), Section 31-45, Property Tax Code
DATED: May 10, 2022.



Buyer, Seller, or Representative

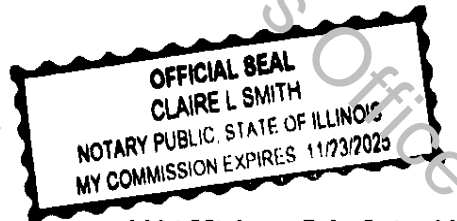
STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Larry G. Echols and Diana Shelton-Echols, 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 this instrument as they free and voluntary act, for the uses and purposes set forth.

Given under my hand and seal on May 10, 2022





NOTARY PUBLIC



This instrument was prepared by: Christopher J. Cummings, 2024 Hickory Rd., Suite 205, Homewood, Illinois 60430.

Send recorded document to:
Christopher J. Cummings, P.C.
2024 Hickory Road, Suite 205
Homewood, IL 60430

Mail tax bills to:
Larry & Diana Echols
1525 Dunbar Ave
Flossmoor, IL 60422

REAL ESTATE TRANSFER TAX		20-May-2022
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
31-11-305-006-0000		20220501610535 1-038-475-152

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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: 05/10, 2022

SIGNATURE: [Signature]
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: Claire Smith

By the said (Name of Grantor): Grantor, Larry Echds

On this date of: May 10, 2022

NOTARY SIGNATURE: Claire Smith

AFFIX NOTARY STAMP BELOW



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: May 10, 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

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

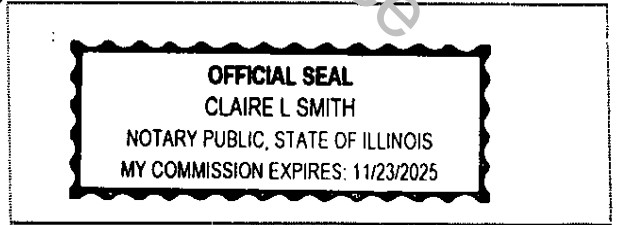
Subscribed and sworn to before me, Name of Notary Public: Claire Smith

By the said (Name of Grantee): Grantee, Diana Shelton-Echds

On this date of: May 10, 2022

NOTARY SIGNATURE: Claire Smith

AFFIX NOTARY STAMP BELOW



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)