

# UNOFFICIAL COPY

Doc#. 2214607349 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/26/2022 11:31 AM Pg: 1 of 4

## DEED IN TRUST

The Grantor, **JAMES CLIFTON**, of 16520 Timber Trail, Orland Park, Illinois 60467, A Single Male, in consideration of the sum of TEN dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to the Grantee, **JAMES D. CLIFTON**, of 16520 Timber Trail, Orland Park, Illinois 60467 as Trustee, under the terms and provisions of the Trust Agreement dated May 19, 2022 and known as Trust Number 2216520, the following described real estate situated in the County of Cook, State of Illinois to wit:

Dec ID 20220501627418  
ST/CO Stamp 2-017-656-720

## LEGAL DESCRIPTION HERETO ATTACHED AND INCORPORATED

P.I.N. 27-20-311-036-0000  
ADDRESS: 16520 Timber Trail, Orland Park, Illinois 60467

First American Title  
File # 3136843-Accom  
Accommodation recording only;  
document not reviewed and  
no insurance provided

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Land Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highway or alleys, and to vacate any portion of the premises. (e) To Lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewable shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease, or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instruments; that at the time of the execution and delivery of any of the aforesaid instruments, the Land Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Land Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Land Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon their removal from the County, **MARY CROSS** and **EARNEST TAYLOR** are then appointed as Successor Co-Trustees herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

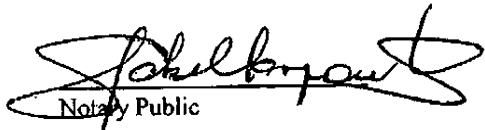
Dated this 19th day of May, 2022.

  
JAMES CLIFTON

State of Illinois )  
County of Cook ) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **JAMES CLIFTON** 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

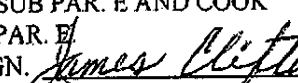
Given under my hand and official seal,  
this 19th day of May, 2022

  
Notary Public



My Commission Expires: 12/09/24

This instrument was prepared by  
John Sakellaropoulos, Attorney At Law  
7622 W. 159th St., Suite B  
Orland Park, Illinois 60462

EXEMPT UNDER REAL ESTATE TRANSFER TAX  
LAW 35 ILCS 200/31-45 SUB PAR. E AND COOK  
COUNTY ORD. 93-0-27 PAR. E  
DATE: 05/19/22 SIGN. 

**Mail Recorded To:**  
**JAMES D. CLIFTON**  
16520 Timber Trail  
Orland Park, Illinois 60467

**Send Tax Bills To:**  
**JAMES D. CLIFTON**  
16520 Timber Trail  
Orland Park, Illinois 60467

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LEGAL DESCRIPTION HERETO ATTACHED AND INCORPORATED

**LOT 3-UNIT 4:**

**LOT 3, (EXCEPT THE SOUTH 99.71 FEET OF LOT 3) AS MEASURED ALONG AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 3 FROM THE SOUTHWEST CORNER THEREOF IN TOWNHOMES OF ALPINE HEIGHTS, BEING A RESUBDIVISION OF THAT PART OF LOTS 1 TO 13 AND LOTS 29 TO 46 IN BLOCK 25 AND LOTS 1 TO 48, BOTH INCLUSIVE, (EXCEPT THE WEST 17 FEET OF SAID LOTS 25 TO 48) IN BLOCK 24, AND THAT PART OF THE VACATED 14 FOOT ALLEY IN BLOCK 25 LYING EAST AND WEST OF AND ADJOINING LOTS 1 TO 13 AND 33 TO 46 AND VACATED ALLEY BETWEEN LOTS 1 TO 48 IN BLOCK 24 AND VACATED SHERMAN STREET, ALL IN ALPINE HEIGHTS SUBDIVISION IN SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED FEBRUARY 26, 2010 AS DOCUMENT 1005718048, IN COOK COUNTY, ILLINOIS.**

P.I.N. 27-20-311-056-0000  
ADDRESS: 16520 Firsoer Trail, Orland Park, Illinois 60467

Property of Cook County Clerk's Office

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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 | 19 | 20

SIGNATURE: James Clifton  
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:

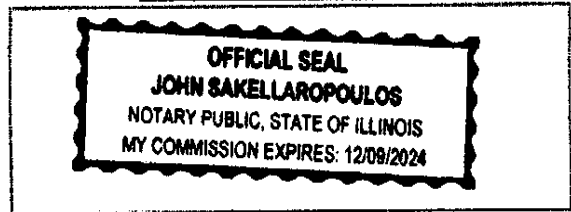
John Sakellaroopoulos

By the said (Name of Grantor): James Clifton

On this date of: 05 | 19 | 20

NOTARY SIGNATURE: John Sakellaroopoulos

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: 05 | 19 | 20

SIGNATURE: James D. Clifton  
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:

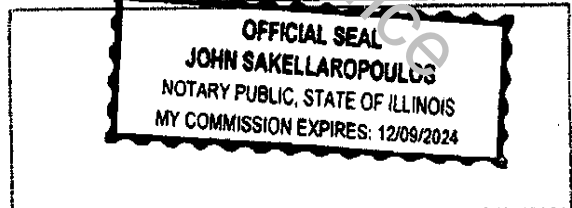
John Sakellaroopoulos

By the said (Name of Grantee): James D. Clifton

On this date of: 05 | 19 | 20

NOTARY SIGNATURE: John Sakellaroopoulos

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)**)