

# UNOFFICIAL COPY

Doc#: 2218806144 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/07/2022 09:26 AM Pg: 1 of 3

Dec ID 20220701670433

## PREPARED BY AND MAIL TO:

**Bill Ellsworth, Esq.**  
**ICE MILLER LLP**  
**2300 Cabot Drive, Suite 455**  
**Lisle, IL 60532**

## DEED IN TRUST

This indenture made this 14<sup>th</sup> day of June, 2022, between, the Grantor, **Gerald C. Sebastian**, a widower, of the City of Lemont, County of Cook, State of Illinois, in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby convey and warrant to **Gerald Sebastian**, not individually, but as trustee (hereinafter referred to as "Trustee") of the **Gerald Sebastian Trust Dated June 14, 2022**, as amended from time to time, and unto all and every successor or successors in trust under said trust agreements, the Grantees, the following described real estate in the County of Cook and State of Illinois, to wit:

**Parcel 1: Lot 93 in Ruffled Feathers, being a subdivision of part of Section 27 and part of the North ½ of Section 34, Township 37 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.**

**Parcel 2: Easement for the benefit of parcel 1 as created by plat of Ruffled Feathers recorded October 7, 1991 as document 91522355 and declaration of covenants, conditions and restrictions for Ruffled Feathers Golf Estates recorded November 21, 1991 as document 91536901, over outlots P and R for ingress and egress.**

PIN: 22-27-405-001-0000

Commonly known as: 27 Ruffled Feathers Drive, Lemont, Illinois 60439

**TO HAVE AND TO HOLD** that real estate, with the appurtenances upon the trust and for the uses and purposes herein and in such trust set forth.

Full power and authority is hereby granted to said Trustee to deal with all or any part of the property and the title thereto in any fashion or form whatsoever, without restriction or qualification of any kind.

In no case shall any party dealing with the Trustee in relation to said premises, or to whom the 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 lent or advanced on said 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 said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement.

Every deed, trust deed, mortgage, lease or other document (collectively "document") executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying thereon that (a) at the time of the delivery thereof the trusts created by this Deed in Trust and by said trust was in full force and effect, (b) such documents were executed in accordance with the trust, conditions and limitations contained herein and in said trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) the Trustee was duly authorized and empowered to execute and deliver such

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documents and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust had been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of any predecessor in trust.

The interest of any beneficiary from time to time hereunder shall be only in the earnings, avails or proceeds of sale of the real estate. Such interest is hereby declared to be personal property. No beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the Grantor has executed this Deed in Trust on the day and year first above written.

Gerald Sebastian  
GERALD SEBASTIAN

*Exempt under provisions of Paragraph e  
Section 200/31-45 Real Estate Transfer Tax Act.*

6/14/22      Will S. [Signature]  
Date                  Representative

State of Illinois      )  
                                  ) ss  
County of Cook        )

I, the undersigned, a Notary Public in and for the county and state aforesaid, do hereby certify that **GERALD SEBASTIAN** is 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, and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

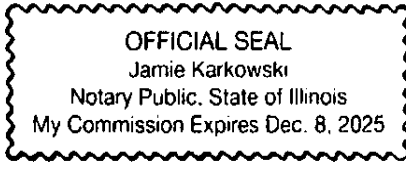
Given under my hand and official seal this 14<sup>th</sup> day of June, 2022.

Jamie Karkowski  
Notary Public

Commission Expires: 12/8/25

**GRANTEES' ADDRESS AND  
SEND SUBSEQUENT TAX BILLS TO:**

Gerald Sebastian Trust  
27 Ruffled Feathers Drive  
Lemont, Illinois 60439



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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 grantor 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: June 27, 2022

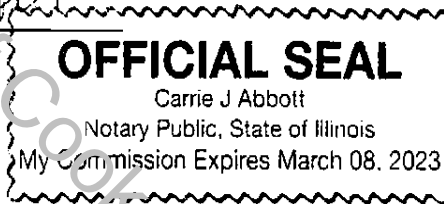
Signature: \_\_\_\_\_

*Will J. Abbott*  
Grantor or Agent

Subscribed and sworn to before  
this 27<sup>th</sup> day of June, 2022.

Notary Public \_\_\_\_\_

*Carrie J. Abbott*



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: June 27, 2022

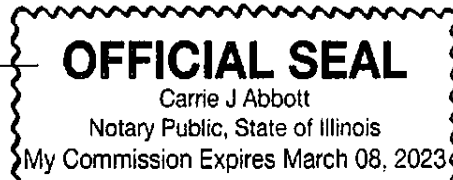
Signature: \_\_\_\_\_

*Will J. Abbott*  
Grantee or Agent

Subscribed and sworn to before  
This 27<sup>th</sup> day of June, 2022.

Notary Public \_\_\_\_\_

*Carrie J. Abbott*



**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.