

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

Doc#: 2220006243 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/19/2022 11:36 AM Pg: 1 of 3

Dec ID 20220701683180

THE GRANTORS,

**Jennifer Durkin-Fekete and
Melissa Durkin-Fekete,
married to each other, 17543
Dolorosa Drive,**

Above space for Recorder's Office Only

of the Village of Orland Park in the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) Ten and no/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEY and Quit Claim to **JENNIFER LYNN DURKIN-FEKETE and MELISSA MARIE DURKIN-FEKETE**, as Trustees under the terms and provisions of a certain Trust Agreement dated **May 28, 2020** and designated as **JENNIFER AND MELISSA DURKIN-FEKETE LIVING TRUST** and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Residential Condominium located at: 17543 Dolorosa Drive, Orland Park, IL 60467

LEGAL DESCRIPTION: LOT 87 IN MISSION HILLS UNIT 2, A SUBDIVISION OF PART OF THE NORTH ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 32, AND PART OF THE SOUTH 10 ACRES OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 27-32-207-003-0000

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, streets, highways, 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 renewal 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 inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, 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 instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said 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 into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person 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.

UNOFFICIAL COPY

4. In the event of the inability, refusal of the Trustee herein named, to act, the named successor trustee pursuant to the terms of the trust agreement is then appointed as Successor Trustee 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 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 Grantors hereby waive and release 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 07 day of July 2022.

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

Jennifer Durkin-Fekete (SEAL) Melissa Durkin-Fekete (SEAL)
JENNIFER DURKIN-FEKETE MELISSA DURKIN-FEKETE
Jennifer Durkin-Fekete (SEAL) Melissa Durkin-Fekete (SEAL)

The transfer of title and conveyance herein is accepted by JENNIFER LYNN DURKIN-FEKETE and MELISSA MARIE DURKIN-FEKETE, Trustees of JENNIFER AND MELISSA DURKIN-FEKETE LIVING TRUST, dated May 28, 2020.

Jennifer Lynn Durkin-Fekete (SEAL)
JENNIFER LYNN DURKIN-FEKETE
Melissa Marie Durkin-Fekete (SEAL)
MELISSA MARIE DURKIN-FEKETE

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Jennifer Lynn Durkin-Fekete and Melissa Marie Durkin-Fekete, 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 the said instrument as their 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 7th day of July 2022.

Commission expires: October 18, 2025

Scott L. Ladewig
NOTARY PUBLIC

This instrument was prepared by:
Ladewig and Basch, P.C.
Scott L. Ladewig
5600 West 127th Street
Crestwood, Illinois 60418



MAIL TO:
Scott L. Ladewig
5600 W. 127th Street
Crestwood, IL 60418

SEND SUBSEQUENT TAX BILLS TO:
JENNIFER AND MELISSA DURKIN-FEKETE
LIVING TRUST
17543 Dolorosa Drive
Orland Park, IL 60467

Exempt under provisions of Paragraph e,
Section 4, Real Estate Transfer Act.
7-7-2022 Scott L. Ladewig
Date Buyer, Seller or Representative

UNOFFICIAL COPY

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 assignment of beneficial interest in land trust is either a. natural person, and 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 July 18, 2022 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me this 18th day of July,
2022.



NOTARY PUBLIC Jennifer M. Leffler

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 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.

Date July 15, 2022 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
me this 18th day of July,
2022.



NOTARY PUBLIC Jennifer M. Leffler

NOTE: Any person who knowingly submits a false statement concerning the identity of 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)