

UNOFFICIAL COPY

DEED IN TRUST

Doc#: 2221040002 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/29/2022 09:36 AM Pg: 1 of 5

THIS INDENTURE WITNESSETH
THAT THE GRANTORS,

Dec ID 20220701686539
ST/CO Stamp 0-935-148-624

WILLIAM D. LYONS and
SHARON M. LYONS
husband and wife,

(the above space for Recorder's use only)

of the Town of LaGrange Highlands, County of Cook, and State of Illinois, in consideration of the sum of TEN and NO/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM unto WILLIAM D. LYONS and SHARON M. LYONS, as Trustees of the WILLIAM D. LYONS and SHARON M. LYONS TRUST AGREEMENT dated 7/20, 2022, all interest in and to the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number (PIN): 18-17-101-007-0000
Property address: 5735 Wolf Road, LaGrange Highlands, Illinois 60525

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such declaration of trust set forth.

Full power and authority is hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys, and to vacate any subdivision or part thereof, and to resubdivide said property 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 premises 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 property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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 property, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title, or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property 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.

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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this 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 declaration of trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created by this Indenture and by said declaration of trust was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Declaration of Trust or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said 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, right, powers, authorities, duties and obligations of its, his or their predecessor in trust.

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

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations" or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release any all right or benefit under any by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hand and seals this 20th day of July, 2022

This deed represents a transaction that is exempt under Section 4 (e) Real Estate Transfer Tax Act (35 ILCS 200/31.)

William D. Lyons
WILLIAM D. LYONS
Sharon M. Lyons
SHARON M. LYONS

William D. Lyons 7/20/22
GRANTORS
Sharon M. Lyons 7/20/22

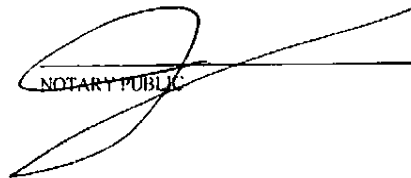
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State of Illinois)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that WILLIAM D. LYONS and SHARON M. LYONS, are 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 and delivered this instrument as a 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 20 day of July, 2022.

Commission expires _____, 20____



NOTARY PUBLIC



This instrument was prepared by Jonathan D. Groll, 830 North Boulevard, Suite A, Oak Park, IL 60301.

Mail To:

Jonathan D. Groll
830 North Boulevard, Suite A
Oak Park, IL 60301

SEND SUBSEQUENT TAX BILLS TO:

WILLIAM D. and SHARON M. LYONS, Trustees
5735 Wolf Road, LaGrange Highlands, Illinois 60525

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LEGAL DESCRIPTION

For APN/Parcel ID(s): 18-17-101-007-0000

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF WOLF ROAD, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION 17 A DISTANCE 462 FEET; THENCE EAST AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17 TO A POINT ON THE CENTER LINE OF WOLF ROAD THAT IS 78.38 FEET EAST OF THE WEST LINE OF SAID SECTION 17 FOR A PLACE OF BEGINNING; CONTINUING THENCE EAST ON A STRAIGHT LINE PARALLEL TO AND 462 FEET SOUTH OF SAID NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17 A DISTANCE OF 320.76 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE PRECEDING COURSE FOR A DISTANCE OF 68.94 FEET; THENCE WEST AND PARALLEL TO THE SAID NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, A DISTANCE OF 311.11 FEET TO THE CENTER LINE OF WOLF ROAD; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF WOLF ROAD 69.61 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

5735 Wolf Rd, La Grange Highlands, IL 60525

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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: 7/20/2022

SIGNATURE: _____
GRANTOR or AGENT

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

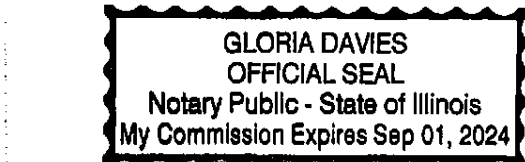
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Agent

On this date of: 7/20/2022

NOTARY SIGNATURE: Gloria Davies

Gloria Davies
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: 7/20/2022

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: _____

By the said (Name of Grantee): Agent

On this date of: 7/20/2022

NOTARY SIGNATURE: Gloria Davies

Gloria Davies
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))