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Doc#: 2222113080 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/09/2022 09:53 AM Pg: 1 of 5

Dec ID 20220801603223

DEED IN TRUST

Judith C. Rice and
Barbara A. Heller,
married to each other
of 839 Forest Avenue
River Forest, IL 60305,
Grantors,

of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, Conveys and (WARRANTS) unto:

An undivided one-half (1/2) interest in and to:

JUDITH C. RICE AS TRUSTEE OF THE JUDITH C. RICE TRUST DATED OCTOBER 4, 2006,

AND

An undivided one-half (1/2) interest in and to:

BARBARA A. HELLER AS TRUSTEE OF THE BARBARA A. HELLER TRUST DATED AUGUST 17, 2000
married to each other as Primary Beneficiaries of each trust, as Tenants By The Entireties, Grantees
839 Forest Avenue, River Forest, IL 60305
(name & address of Grantee)

and (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois to wit:

LEGAL DESCRIPTION IS ATTACHED

Permanent Real Estate Index Number: 15-01-320-003-0000

Address of real estate: 839 Forest Avenue, River Forest, IL 60305

DISCLAIMER: This document prepared without title examination upon the representation of the parties and with no knowledge on the part of the scrivener as to the actual status of the title.

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 31-45, PROPERTY TAX CODE.

Legal Representative

dated: July 21, 2022

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; 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 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 period 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 charges of any kind; to release.

BH
JM

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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.

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 trust agreement; 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 trust agreement 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 trust agreement 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, rights, 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 and all right or benefit under and 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 hands and seals this 21st day of July, 2022. By executing this Deed JUDITH C. RICE and BARBARA A. HELLER agree to accept title as Trustee of their above named trusts as grantees.

Judith Rice (SEAL)
JUDITH C. RICE

Barbara A. Heller (SEAL)
BARBARA A. HELLER

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JUDITH C. RICE and BARBARA A. HELLER, Grantors and as Trustees (Grantees) 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 21st day of July, 2022

Commission expires 6-22-26 2026
Lauren Muttschall
NOTARY PUBLIC

Prepared By and
MAIL TO:

Kerry Peck

321 S. Plymouth Ct., 6th Floor
ADDRESS

Chicago, Illinois 60604
City State and Zip

SEND SUBSEQUENT TAX BILLS TO:

Judith C. Rice & Barbara A. Heller

839 Forest Avenue
ADDRESS

River Forest, IL 60305
City, State and Zip



EXEMPTION APPROVED
VILLAGE OF RIVER FOREST

[Signature] BA
JC

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Legal Description:

LOT 3 IN WEIL AND VINSON'S SUBDIVISION OF BLOCK 12 IN SNOW AND DICKINSON'S ADDITION TO RIVER FOREST, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE EAST 17 ACRES OF THE SOUTHEAST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-01-320-003-0000

Address of real estate: 839 Forest Avenue, River Forest, IL 60305

Property of Cook County Clerk's Office

EXEMPTION APPROVED
VILLAGE OF RIVER FOREST



BH

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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 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 title to real estate under the laws of the State of Illinois.

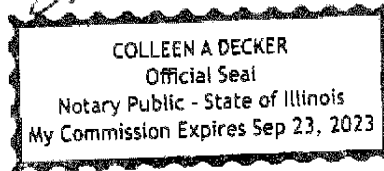
Dated: 7/21/2022

Signature *[Handwritten Signature]*
Michael J. Cornfield, Agent

SUBSCRIBED and SWORN TO before me by the said MICHAEL J. CORNFELD this

21st day of July, 2022

Notary Public *Colleen A Decker*



The grantee or his agent affirms 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 title to real estate under the laws of the State of Illinois.

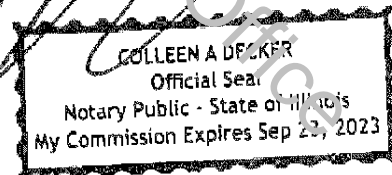
Dated: 7/21/2022

Signature *[Handwritten Signature]*
Michael J. Cornfield, Agent

SUBSCRIBED and SWORN TO before me by the said MICHAEL J. CORNFELD this

21st day of July, 2022

Notary Public *Colleen A Decker*



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.

(Attach to deed to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

EXEMPTION APPROVED
VILLAGE OF RIVER FOREST

[Handwritten Signature]

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RIVER FOREST Real Estate Transfer Tax

RECORDER DEED NO. _____
DATE RECORDED _____ <i>(For Recorder's Use Only)</i>

Check One: DECLARATION EXEMPTION

INSTRUCTIONS:

- 1) Completing the Form.** This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the Office of the Village of River Forest Village Clerk, 400 Park Ave, River Forest, Illinois, or other designated agent of the Village Clerk, at the time of purchase of real estate transfer stamps as required by the River Forest Real Estate Transfer Tax Ordinance in Title 11 of the Village of River Forest Village Code ("Ordinance"). The stamps must be affixed to the deed or other instrument subject to the Ordinance, and this form attached, when the deed or other instrument subject to the Ordinance is presented for recording with the Cook County Recorder of Deeds office.
- 2) Full Actual Consideration.** The full actual amount of consideration of the transaction is the amount upon which the transfer tax is calculated. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on this declaration.
- 3) Payments Required.** No stamps will be issued until all water, sewer, refuse assessments, judgments from the Ordinance Enforcement Department, liens, encumbrances, and other debts due and owing to the Village, whether attached to the property or owed by the grantor or seller, are paid in full for the property, per Section 11-2-2(C) of the Ordinance.
- 4) Transfer Declaration Form.** A signed copy of the Illinois Real Estate Transfer Declaration form must be given to the Village Clerk, pursuant to Section 11-2-2(I) of the Ordinance, by the grantee (buyer) of any deed or assignee of beneficial interest within ten (10) days after delivery of the deed or assignment of beneficial interest, or at the time of payment of the tax herein imposed, whichever occurs first.
- 5) Additional Information.** For additional information, please call Village Hall at (708) 366-8500.

Address of Property 839 Forest Avenue 60305
Street Zip Code

Property Permanent Index No. 15-01-320-003-0000

Date of Deed 7/21/2022 Type of Deed Deed in Trust

Full Actual Consideration (include amount of mortgage and value of liabilities assumed)	\$	<u>0</u>
Amount of Tax (\$1.00 per \$1,000 or fraction thereof of full actual consideration)	\$	<u>0</u>

Note: The Ordinance specifically exempts certain transactions from taxation, such as in case involving an intermediary buyer, nominee or "straw man," where one declaration form must be prepared for each deed that is to be recorded. These transactions may be exempt under Section 11-2-2(F) of the Ordinance. These exemptions are listed in Sections 11-2-2(B), (F) and (G) of the Ordinance which are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below.

I hereby declare that this transaction is exempt from taxation under the River Forest Real Estate Transfer Tax Ordinance by paragraph(s) 4 of Section 11-2-2 of said Ordinance.

Details for exemption claimed: (explain and attach additional page(s) if needed) No Taxable Consideration

We hereby declare, verify and affirm the facts contained in this declaration to be true and correct.

Grantor: Judith C Rice and Barbara A Heller 839 Forest Avenue 60305
(Seller) Name (Please print.) Address Zip Code

Signature [Signature] Date Signed 7/23/22 Seller's Email info@cornfieldlawoffice.com
Signature of Agent

Grantee: JUDITH C. RICE AS TRUSTEE OF THE JUDITH C. RICE TRUST DATED OCTOBER 4, 2006, and
(Buyer) An undivided one-half (1/2) interest in and to:

BARBARA A. HELLER AS TRUSTEE OF THE BARBARA A. HELLER TRUST DATED AUGUST 17, 2000 60305
839 Forest Avenue Zip Code

Signature [Signature] Date Signed 7/28/22
Signature of Agent