



2222717045D

Doc# 2222717045 Fee \$88.00

DEED IN TRUST

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/15/2022 02:42 PM PG: 1 OF 3

THE GRANTOR, ROGER M. ELION, SR., divorced and not since remarried, of the Village of Country Club Hills, of the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00), CONVEYS and QUIT CLAIMS to ROGER M. ELION, SR. as trustee under the terms and provisions of a Certain Declaration of Trust dated May 2, 2022, and known as the ROGER M. ELION, SR. TRUST of 18655 Cypress Avenue, Country Club Hills, IL 60478 and to any and all successors as Trustee appointed under said Agreement, or who may be legally appointed.

The following described real estate, situated in the County of Cook, State of Illinois to wit:

LOT 83 IN TIERRA GRANDE UNIT 4, PHASE 1, BEING A SUBDIVISION OF PART OF THE NORTHEAST ¼ AND THE SOUTHEAST ¼ OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO:

Covenants, conditions and restrictions of record, provided that the same are not violated by existing improvements or uses, contain no provision of forfeiture or reversion, and do not materially lessen the value of the property; public and utility easements and roads and highways, if any, provided that the same are not violated by existing improvements or uses, contain no provision of forfeiture or reversion, and do not materially lessen the value of the property;

Permanent Index Number:

31 03 208 006 0000

Property Commonly Known As: 18655 Cypress Avenue Country Club Hills, IL 60478 8578

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said 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, and 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, 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 enquire 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



CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER STAMP

18655 CYPRESS AVE
6/10/22 42

UNOFFICIAL COPY

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 so 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 with the title, estate, rights, powers and duties of the preceding Trustee.

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 Grantors do 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.

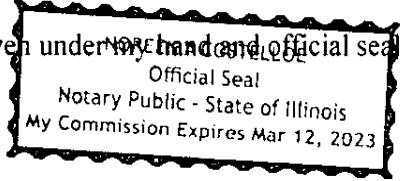
Dated this 2nd day of May, 2022.

Roger M. Elion Sr.
Roger M. Elion, Sr.

State of Illinois
County of DuPage) ss.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **Roger M. Elion, Sr.** 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 he signed, sealed 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 2nd day of May, 2022.



Noreen A Costelloe
Notary Public

Prepared by: Noreen A. Costelloe, Esq., 7420 S. County Line Rd. Suite 5, Burr Ridge, IL 60527
Mail to: Noreen A. Costelloe, Esq., 7420 S. County Line Rd. Suite 5, Burr Ridge, IL 60527
Send Tax Bills To: Mr.. Roger M. Elion, Sr. 18655 Cypress Avenue Country Club Hills, IL 60478

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E) SECTION 4, REAL ESTATE TRANSFER TAX ACT.
Date: 5-2-2022 Noreen A Costelloe
Buyer, Seller or Representative

| REAL ESTATE TRANSFER TAX | | 15-Aug-2022 |
|---|-----------|--------------------------------|
|  | COUNTY: | 0.00 |
|  | ILLINOIS: | 0.00 |
| | TOTAL: | 0.00 |
| 31-03-208-006-0000 | | 20220701675156 1-435-488-848 |

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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: 5 | 2 | 2022

SIGNATURE: *Nancy R Costello*
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:

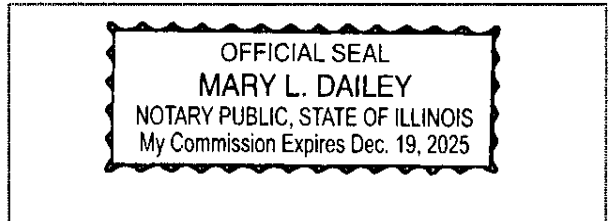
Mary L Dailey

By the said (Name of Grantor): *Roger Elion*

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 2 | 2022

NOTARY SIGNATURE: *Mary L Dailey*



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: 5 | 2 | 2022

SIGNATURE: *Nancy R Costello*
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:

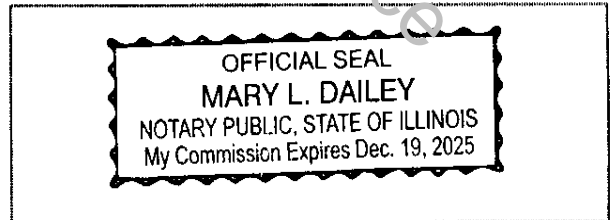
Mary L Dailey
Nancy R Costello

By the said (Name of Grantee): *Roger Elion, LLC*

AFFIX NOTARY STAMP BELOW

On this date of: 5 | 2 | 2022

NOTARY SIGNATURE: *Mary L Dailey*



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)**)