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**DEED IN TRUST**

[Illinois]



Doc# 2223501057 Fee \$93.00

CHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/23/2022 03:15 PM PG: 1 OF 4

THE GRANTORS, ALEX T. YARBROUGH and DANA M. YARBROUGH, husband and wife, of the Village of Flossmoor, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM all of Grantors' interest to **ALEX YARBROUGH, not individually but as Trustee under the provisions of the ALEX YARBROUGH**

**TRUST DATED JULY 29, 2022, and DANA YARBROUGH, not individually, but as Trustee under the provisions of the DANA YARBROUGH TRUST DATED JULY 29, 2022** (hereinafter referred to as "said trustee," regardless of the number of trustees), husband and wife, of Flossmoor, Illinois, not as joint tenants, but as **TENANTS BY THE ENTIRETY**, and unto all and every successor or successors in trust under said trust agreement, the following described real estate situated in Cook County, State of Illinois to wit:

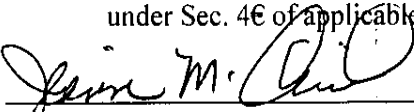
Legal Description:

LOT 18 IN M.J. O'MALLEY'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 25, 1963 AS DOCUMENT LR2103184.

Permanent Real Estate Index Number: 31-12-406-004-0000

Address of Real Estate: 2515 Brookwood Drive, Flossmoor, IL 60422

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. The additional trustee(s) powers on the following page are incorporated herein

This transaction is EXEMPT from transfer taxes under Sec. 4 of applicable transfer tax statutes.  
  
Grantor/Agent  
July 29, 2022  
Date

S  
P 1/4  
S 1  
SC 1  
INT 1

**FULL POWER AND AUTHORITY** is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof: to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to re-subdivide said real estate 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 real estate 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,

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pledge or otherwise encumber said real estate, 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 real estate, or any part thereof, to lease said real estate, 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 two hundred 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 real estate, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, lease or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, 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 all amendments thereof, if any, and is binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

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REAL ESTATE TRANSFER TAX		12-Aug-2022
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

31-12-406-004-0000 | 20220801699783 | 1-274-712-656


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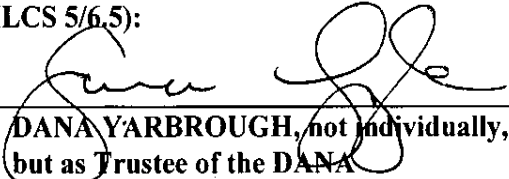
In Witness Whereof, the grantors aforesaid have hereunto set their hand and seal this 29<sup>TH</sup> day of July, 2022.

  
\_\_\_\_\_  
**ALEX T. YARBROUGH**

  
\_\_\_\_\_  
**DANA M. YARBROUGH**

**PROPERTY CONVEYANCE ACCEPTED BY (760 ILCS 5/6.5):**

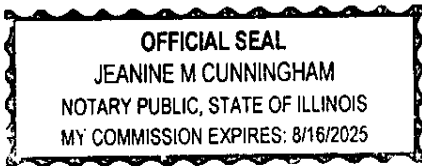
  
\_\_\_\_\_  
**ALEX YARBROUGH, not individually,  
but as Trustee of the ALEX  
YARBROUGH TRUST DATED JULY 29,  
2022**


  
\_\_\_\_\_  
**DANA YARBROUGH, not individually,  
but as Trustee of the DANA  
YARBROUGH TRUST DATED JULY 29,  
2022**

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 ALEX T. YARBROUGH and DANA M. YARBROUGH, husband and wife, 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 grantors signed, sealed and delivered the said 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 29<sup>TH</sup> day of July, 2022.



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

This instrument prepared by, and return mail to:  
Jeanine Cunningham, Attorney at Law  
1415 W. 55<sup>th</sup> Street, Suite 101  
La Grange, IL 60525

Send Subsequent Tax Bills To:  
Alex Yarbrough and Dana Yarbrough,  
Trustees  
2515 Brookwood Drive  
Flossmoor, IL 60422

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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: July 19, 2022

SIGNATURE: Jeanine M. Cunningham  
GRANTOR or AGENT

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

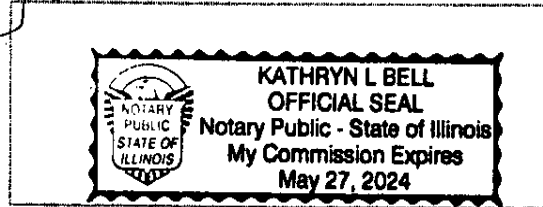
Subscribed and sworn to before me, Name of Notary Public:

Kathryn L Bell

By the said (Name of Grantor): Jeanine M. Cunningham AFFIX NOTARY STAMP BELOW

On this date of: July 19, 2022

NOTARY SIGNATURE: Kathryn Bell



### 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: July 19, 2022

SIGNATURE: Jeanine M. Cunningham  
GRANTEE or AGENT

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

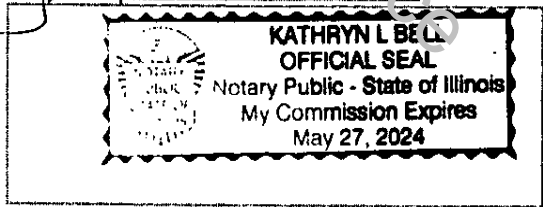
Subscribed and sworn to before me; Name of Notary Public:

Kathryn L Bell

By the said (Name of Grantee): Jeanine M. Cunningham AFFIX NOTARY STAMP BELOW

On this date of: July 19, 2022

NOTARY SIGNATURE: Kathryn Bell



### 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)**