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DEED IN TRUST (ILLINOIS)

Doc#: 2225913265 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/16/2022 02:41 PM Pg: 1 of 4

**THE GRANTOR,
JAMES M. BURKE, a widower,
And not since remarried,**

Dec ID 20220901637426
ST/CO Stamp 1-348-036-176

of the County of Cook, and State of Illinois, for and in consideration of the sum of (\$10.00) TEN AND 00/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and CUT CLAIMS to JAMES M. BURKE and KERRI E. KARR, Co-Trustees of the JAMES M. BURKE Trust dated September 13, 2022, his successors and/or assigns, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

UNIT NUMBER 9426 IN SETON PLACE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN SETON PLACE OF ORLAND PARK, BEING A SUBDIVISION OF THE EAST 690 FEET OF THE SOUTH 40 ACRES OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 10, 1996, AS DOCUMENT 96025954; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 27-22-304-025-1009

Property Address: 9426 W 166th Ct, Orland Park, IL 60467

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.

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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.

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 Grantor hereby waives and releases 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 13 day of SEPT., 2022.

James M. Burke (SEAL)
JAMES M. BURKE

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES M. BURKE, is 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 that 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 13th day of September, 2022.

Kathleen F. Duhig
NOTARY PUBLIC

Commission expires 7/22/2023

Exempt under provisions of Paragraph E, Section 4 of the Real Estate Transfer Tax Act.

Dated: Sept. 13, 2022

Kathleen F. Duhig
Agent

This instrument was prepared by:

Kathleen F. Duhig
4550 W. 103rd St., #202
Oak Lawn, IL 60453
(708) 448-2500



RETURN TO /MAIL TO:

Kathleen F. Duhig
Attorney at Law
4550 W. 103rd St., #202
Oak Lawn, IL 60453

Grantee's Address
SEND SUBSEQUENT TAX BILLS TO:

JAMES M. BURKE
9426 W 166th Ct
Orland Park, IL 60467

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STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 9/13, 2022

Signature: Kathleen Duhig
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 13 day of September, 2022.



Notary Public Brandy Harris

The **grantee** or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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 Sept 13, 2022.

Signature: Kathleen Duhig
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 13 day of September, 2022.





Notary Public Brandy Harris

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

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		16-Sep-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
27-22-304-025-1009	20220901637426	1-348-036-176