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DEED IN TRUST

[Illinois]

Doc# 22294010000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/21/2022 09:25 AM PG: 1 OF 4

THE GRANTORS, GARY S. SMITH and ROSE MARIE SMITH, not individually but as Trustees of the Gary Smith and Rose Marie Smith Living Trust dated November 1, 2013, of the Village of Riverside, 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 WARRANT unto **GARY S. SMITH and ROSE MARIE SMITH, not individually, but as Trustees under the provisions of the GARY S. SMITH TRUST DATED JULY 18, 2022** (hereinafter referred to as "said trustee," regardless of the number of trustees), of 352 Eastgrove Road, Riverside, IL 60546, and unto all and every successor or successors in trust under said trust agreements, the following described real estate situated in Cook County, State of Illinois to wit:

LOTS 6 AND 7 IN BLOCK 2 IN PRESCOTT'S ADDITION TO THE VILLAGE OF LYONS IN THE NORTH WEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 18-01-103-003-0000 and 18-01-103-004-0000

COMMONLY KNOWN AS: **7909-7911 W. Ogden Avenue, IL 60534**

Lyons,

The additional trustee(s) powers on the following page are incorporated herein

This transaction is EXEMPT from transfer taxes under Sec. 4(e) of applicable transfer tax statutes.

Grantor/Agent

8/18/2022

Date

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, 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

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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.

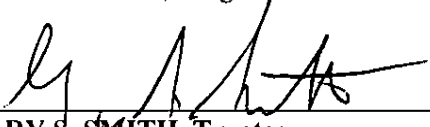
Signatures on the following page

REAL ESTATE TRANSFER TAX		14-Sep-2022
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
18-01-103-003-0000	20220901631281	0-245-548-624

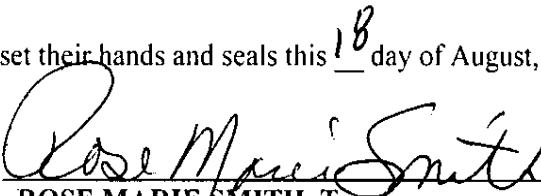
Deputy County Clerk's Office

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In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 18 day of August, 2022.

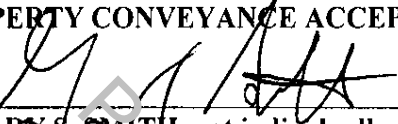


GARY S. SMITH, Trustee
Of the Gary Smith and Rose Smith Living
Trust dated November 1, 2013

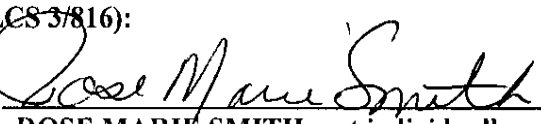


ROSE MARIE SMITH, Trustee
Of the Gary Smith and Rose Marie Smith
Living Trust dated November 1, 2013

PROPERTY CONVEYANCE ACCEPTED BY (760 ILCS 3/816):



**GARY S. SMITH, not individually, but as
trustee of the GARY S. SMITH TRUST
DATED JULY 18, 2022**

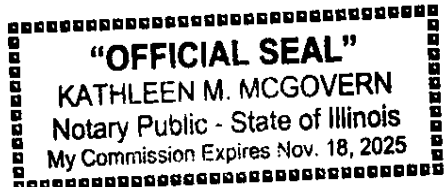


**ROSE MARIE SMITH, not individually,
but as trustee of the GARY S. SMITH
TRUST DATED JULY 18, 2022**

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 GARY S. SMITH and ROSE MARIE SMITH, 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 grantors signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of August, 2022.





Notary Public

This instrument prepared by, and return mail to:
Kathleen M. McGovern Attorney at Law
228 Southcote
Riverside, IL 60546

Send Subsequent Tax Bills To:
Gary and Rose Marie Smith, Trustees
7911 W. Ogden
Lyons, IL 60534

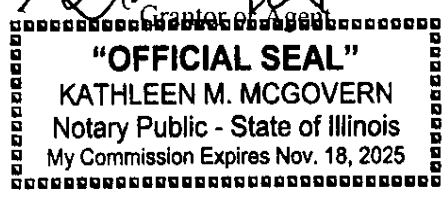
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STATEMENT BY GRANTOR AND GRANTEE

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 7/18/2022 Signature: [Signature]

Subscribed and sworn to before me by the said Grantor, dated 7/18/2022.

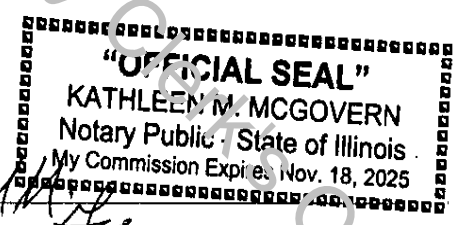


Notary Public [Signature]

The grantee or his agent affirms and verifies 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 7/18/2022 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantee, dated 7/18/2022.



Notary Public [Signature]

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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.