

UNOFFICIAL COPY

DEED IN TRUST

MAIL TO: LEASA J. BAUGHER
725 E. IRVING PARK ROAD
SUITE B
ROSELLE, IL 60172

Doc#. 2230542098 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2022 10:28 AM Pg: 1 of 5

Dec ID 20221001679912
ST/CO Stamp 1-008-912-720

MAIL TAX BILL TO: JAMES HEISSLER
417 MARION STREET
ROSELLE, IL 60172

The Grantor, JAMES HEISSLER, an unmarried man, in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, Convey(s) unto James Heissler, Trustee of the JAMES HEISSLER LIVING TRUST dated October 25, 2022, and any amendments thereto all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See "Exhibit A" Attached Hereto

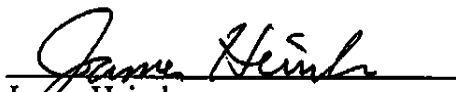
See "Exhibit B" Attached Hereto

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e). *Leasa J. Baugher (10/25/2022)*

Grantees Address: 417 N. Marion Street, Roselle, IL 60172
Permanent Index Number(s): 07-34-331-028-0000
Property Address: 417 N. Marion Street, Roselle, IL 60172

Dated this 25th day of October, 2022


James Heissler

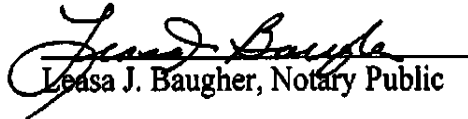
SCRIVENER HAS NOT EXAMINED TITLE, relying upon legal descriptions provided by the Grantor, Accordingly, Scrivener disclaims responsibility or liability which may result from failure of the Grantor to hold such title in the manner represented.

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, LEASA J. BAUGHER, A Notary Public, does hereby certify that James Heissler is personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of rights of homestead.

Given under my hand and seal this 25th of October, 2022.


Leasa J. Baugher, Notary Public



PREPARED BY: LEASA J. BAUGHER
LAW OFFICES OF LEASA J. BAUGHER, LTD.
725 E. IRVING PARK ROAD
SUITE B
ROSELLE, IL 60172

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LOT 10 IN ULTRA CONSTRUCTION COMPANY RESUBDIVISION OF PART OF BLOCK 6 AND 8 AND PART OF VACATED ALLEYS IN SAID BLOCKS, ALL IN BOEGER ESTATES ADDITION TO ROSELLE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWAST 1/4 OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 15, 1957 AS DOCUMENT NUMBER 16905366, AND FOR VACATED ALLEY INCLUDED IN THE SUBDIVISION, SEE DOCUMENT 16905364 RECORDED MAY 15, 1957, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 07-34-331-028-0000

Property Address: 417 N. Marion Street, Roselle, IL 60172

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

PROPERTY OF Cook County Clerk's Office

UNOFFICIAL COPY

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: October | 25 | 2022

SIGNATURE: James Heissler
GRANTOR or AGENT

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

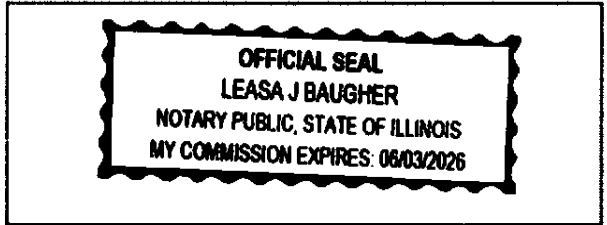
Subscribed and sworn to before me, Name of Notary Public: LEASA J. BAUGHER

By the said (Name of Grantor): James Heissler

On this date of: October | 25 | 2022

NOTARY SIGNATURE: Leasa J. Baugher

AFFIX NOTARY STAMP BELOW



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: October | 25 | 2022

SIGNATURE: James Heissler
GRANTEE or AGENT

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

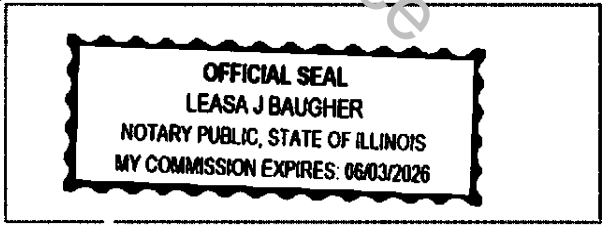
Subscribed and sworn to before me, Name of Notary Public: LEASA J. BAUGHER

By the said (Name of Grantee): James Heissler, Trustee

On this date of: October | 25 | 2022

NOTARY SIGNATURE: Leasa J. Baugher

AFFIX NOTARY STAMP BELOW



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)