

UNOFFICIAL COPY

Doc#: 2303406014 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2023 09:56 AM Pg: 1 of 3

Dec ID 20230101639526
ST/CO Stamp 1-971-726-160



DEED IN TRUST

AD1242023-7 1/1

THE GRANTORS

BEN HEEMSTRA III and JENNIFER M. HEEMSTRA, his wife of the Village of Tinley Park, Cook County, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid Conveys/QUITCLAIMS to:

BEN HEEMSTRA III and JENNIFER M. HEEMSTRA
8518 W. 162nd Place
Tinley Park, Illinois 60487

REAL ESTATE TRANSFER TAX		JUN-JAN-2023	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
27-23-110-011-0000		20230101639526 1-971-726-160	

as trustees, under the provisions of a trust agreement dated January 24, 2023, and known as **THE HEEMSTRA FAMILY TRUST** and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

LOT 47 OF WESTBERRY VILLAGE, UNIT II, PHASE 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Real Estate Address: **8518 W. 162nd Place, Tinley Park, Illinois 60487**

Property Index Number: **27-23-110-011-0000**

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the property or any part thereof; to lease said property or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 property, 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 the premises or any part thereof; and to deal with the property 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

UNOFFICIAL COPY

In no case shall any party dealing with the trustee in relation to said premises or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by 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 this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The grantors hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The grantors have signed this deed on January 24, 2023 and the trustee has accepted the transfer of legal title to the trust

Ben Heemstra III
BEN HEEMSTRA III, as Trustee

Ben Heemstra III
BEN HEEMSTRA III, as Grantor

Jennifer M. Heemstra
JENNIFER M. HEEMSTRA, as Trustee

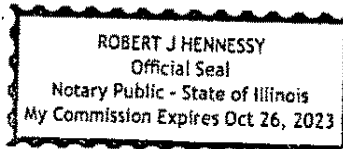
Jennifer M. Heemstra
JENNIFER M. HEEMSTRA, as Grantor

STATE OF ILLINOIS)
) ss.
COOK COUNTY)

I am a notary public for the County and State above. I certify **BEN HEEMSTRA III** and **JENNIFER M. HEEMSTRA** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: January 24, 2023

Robert J. Hennessy
Notary Public



Name and address of grantee and send future tax bills to: **BEN HEEMSTRA III, 8518 W. 162nd Place, Tinley Park, Illinois 60487**

This deed was prepared by and mail to: **Robert J. Hennessy, 10749 Winterset Drive, Orland Park, Illinois 60467**

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph e, Section 200/31-45 of the Real Estate Transfer Law.

Signed: Jennifer M. Heemstra, Dated January 24, 2023

UNOFFICIAL COPY

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.

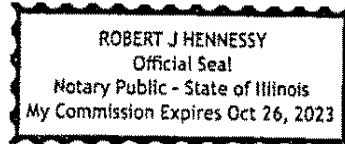
Dated: January 24, 2023

Signature Ben Heemstra III
Grantor or Agent

Subscribed and Sworn to before
me by the said BEN HEEMSTRA III
this 24th day of January, 2023

NOTARY PUBLIC

Robert J. Hennessy



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.

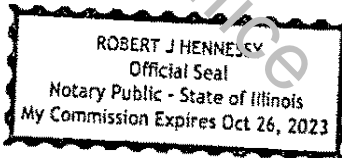
Dated: January 24, 2023

Signature Jennifer M. Heemstra
Grantee or Agent

Subscribed and Sworn to before
me by the said JENNIFER M. HEEMSTRA
this 24th day of January, 2023

NOTARY PUBLIC

Robert J. Hennessy



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and 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}