

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

### THE GRANTORS

GARY A. RILEY, single,

Doc#: 2320149147 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/20/2023 01:31 PM Pg: 1 of 3

Dec ID 20230701673074

City Stamp 1-039-208-912

Above space for Recorder's Office Only

of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to GARY A. RILEY, as trustee of the GARY A. RILEY TRUST dated May 9, 2023 and to any and all successors as Trustee(s) appointed under said Trust Agreements, or who may be legally appointed, of the following described real estate:

**LOT 41 IN BLOCK 1 IN SUBDIVISION OF NORTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ AND THE WEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number(s): 25-01-205-134-0000  
Address(es) of real estate: 8726 S. Crandon Ave., Chicago, IL 60617

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 Trustees 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, deed, 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 Agreements above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustees, and is binding upon the beneficiary or beneficiaries under said Trust Agreements; 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 Trustees.

3. The interest of each and every beneficiary under said Trust Agreements 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.

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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 Grantors hereby waive and release 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 10<sup>th</sup> day of May, 2023.

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

GARY A. RILEY (SEAL) \_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

\*\*\*EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that GARY A. RILEY personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 10<sup>th</sup> day of May, 2023.

Commission expires 16 July 2024

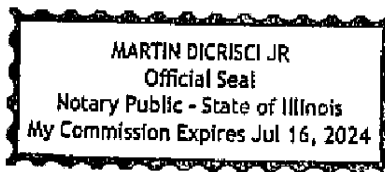
[Signature]  
NOTARY PUBLIC

This instrument was prepared by: J. Thomas Witek, 3315 Algonquin #600, Rolling Meadows, IL 60008

MAIL TO:  
Gary A. Riley  
8726 S. Crandon Ave.  
Chicago, IL 60617

SEND SUBSEQUENT TAX BILLS TO:  
Gary A. Riley  
8726 S. Crandon Ave.  
Chicago, IL 60617

OR  
Recorder's Office Box No. \_\_\_\_\_



REAL ESTATE TRANSFER TAX	19-Jul-2023
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



25-01-205-034-0000 | 20230701673074 | 1-039-208-912

\* Total does not include any applicable penalty or interest due.

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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 real estate 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.

Date 7/19/23

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me by the said [Signature] this 19<sup>th</sup> day of July, 2023

Notary Public Claudia Karaluch



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 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 real estate 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.

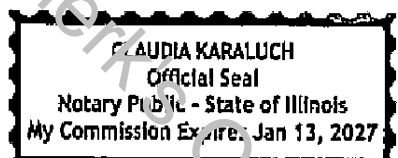
Date 7/19/23

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me by the said [Signature] this 19<sup>th</sup> day of July, 2023

Notary Public Claudia Karaluch



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.

(Attached 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.)