

UNOFFICIAL COPY

Doc#. 2323410074 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/22/2023 12:08 PM Pg: 1 of 4

DEED IN TRUST

THE GRANTOR(S) Jason
Leander and Katherine Leander,
husband and wife, 167 E.
Burlington,

Dec ID 20230701663944
ST/CO Stamp 1-680-424-656

Village of Riverside
County of Cook and State
of Illinois

in consideration of the sum of ten dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Jason Leander and Katherine Leander as Trustees of The Leander Joint Living Trust dated June 8, 2023 and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:


LEGAL DESCRIPTION: See attached

Permanent Index Number (PIN): 15-36-210-078-0000

Address(es) of Real Estate: 167 E. Burlington
Riverside, IL 60546

I hereby declare that this deed represents a transfer exempt under the provisions of Paragraph 4e of the Real Estate Transfer Tax Act.

8/8/23
Date


Grantor or Agent Signature

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to 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 herein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole 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

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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 so 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 with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons 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.

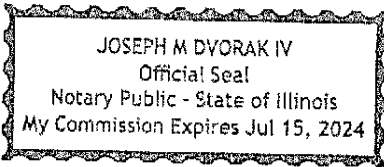
All of the covenants, conditions, powers, rights, and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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 in 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 8th day of June, 2023

(SEAL) Katherine Leander (SEAL)



State of Illinois, County of Cook ss. I, Joseph M. Dvorak IV, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jason Leander and Katherine Leander, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 8th day of June, 2023

Commission expires
7/15/24

Joseph M. Dvorak IV
Notary Public

Compliance or Exemption Approved
Village of Riverside

BY: Maria Blahut

Date: 7-5-2023

MAIL TO:
J. Dvorak
19 Riverside Rd
Riverside, IL 60546

SEND SUBSEQUENT TAX BILLS TO:
J. Leander
167 E. Burlington
Riverside, IL 60546

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LEGAL DESCRIPTION

LOT 640 (EXCEPT THE SOUTHWESTERLY 30 FEET THEREOF) AND THE SOUTHWESTERLY 10 FEET LOT 641 IN BLOCK 2 IN RIVERSIDE THIRD DIVISION IN THE NORTH ½ OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

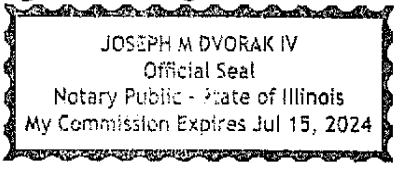
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STATEMENT BY GRANTOR AND GRANTEE

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 6/8/23 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent - Jennifer Dvorak dated 6/8/23



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 6/8/23 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent - Jennifer Dvorak dated 6/8/23



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.