

UNOFFICIAL COPY

Doc#: 2328346081 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/10/2023 02:00 PM Pg: 1 of 5

DEED IN TRUST

Dec ID 20231001644753
ST/CO Stamp 2-111-362-000

**Name & address of Grantee
(& send future tax bills to):**
Veronica Shedd, Trustee
1527 Shire Circle
Inverness, IL 60067

This deed was prepared by
(& upon Recordation, mail to):
Matlin Law Group, P.C.
Attorney & Counselors at Law
500 Skokie Blvd. Suite 100
Northbrook, IL 60062

(The space above for Recorder's use only.)

THE GRANTOR VERONICA SHEDD, a single person, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant to

VERONICA SHEDD as trustee of the Veronica Shedd Revocable Trust, dated September 21, 2023 (hereinafter referred to as "trustee" regardless of the number of trustees)

and to all and every successor or successors in trust under the trust agreement the following described real estate in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Street address: 1527 Shire Circle, Inverness, IL 60067
Real estate index number: 02-28-300-033-1027

TO HAVE AND TO HOLD said premises with the appurtenances on the trust 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 premises 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 premises or any part thereof; to lease said premises 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 99 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 premises, or any part thereof, for other real or personal premises; to grant easements or charges of any kind; to release,

UNOFFICIAL COPY

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 premises 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.

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 said premises 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, lease or other instrument was executed in accordance with the terms, 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 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, 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 premises, 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 grantor 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 grantor has signed this deed on September 21, 2023.


 VERONICA SHEDD

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

UNOFFICIAL COPY

State of Illinois)
County of Cook) SS.

I am a notary public for the County and State above. I certify that VERONICA SHEDD, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the 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.

Dated: September 21, 2023

Mary E. Vanek
Notary Public



Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E.

Mary E. Vanek September 21, 2023
Mary E. Vanek, Attorney

This deed was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the premises that is described in this deed

PL 451621_8

Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 149 IN THE SHIRES OF INVERNESS TOWNHOME CONDOMINIUM I, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN THE SHIRES OF INVERNESS UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 24537556, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN THE DECLARATION OF EASEMENTS, RECORDED AS DOCUMENT 24537555, AND AS CREATED BY DEED FROM LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 28, 1977 AND KNOWN AS TRUST NUMBER 52724 TO DON E. SPYRISON AND PATRICIA R. SPYRISON, HIS WIFE AND RECORDED AS DOCUMENT 25863728, IN COOK COUNTY, ILLINOIS.

Address commonly known as: 1527 Shire Circle, Inverness, IL 60067
Real estate index number: 02-28-300-033-1027

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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.

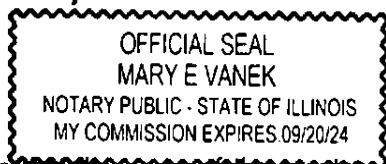
Dated September 21, 2023

Signature: *Teronica Shedd*
Grantor or Agent

State of Illinois)
County of Cook) SS.

Subscribed and sworn to before me this 21st day of September, 2023.

Notary Public *[Signature]*



The grantee or his/her 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 September 21, 2023

Signature: *Teronica Shedd*
Grantee or Agent

State of Illinois)
County of Cook) SS.

Subscribed and sworn to before me this 21st day of September, 2023.

Notary Public *[Signature]*

