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Prepared by and Return To:
Cotter Bowen Law Firm, LLC
12413 S. Harlem Ave., Suite 1SW
Palos Heights, IL 60463

Doc#: 2328606469 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2023 02:50 PM Pg: 1 of 4

Send Subsequent Tax Bills To:
WHB Revocable Trust
16537 76th Ave.
Tinley Park, IL 60477

Dec ID 20231001648752
ST/CO Stamp 1-923-550-160

DEED IN TRUST (ILLINOIS)

THE GRANTOR, **William H. Bromley**, a widow, of the Village of Tinley Park, County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00), and for other good and valuable consideration in hand paid, does hereby CONVEY and QUIT CLAIM/WARRANT to **William H. Bromley, not individually but as trustee of the WHB Revocable Trust**, of 16537 76th Ave., Tinley Park, IL 60477, (hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Legal Description: See attached Exhibit A.

P.I.N.: 27-24-318-009-0000

Address of Real Estate: 16537 South 76th Avenue, Tinley Park, IL 60477

TO HAVE AND TO HOLD the said premises, together with the appurtenances upon said premises, and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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 said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said 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 the present or in the 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, and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and to grant 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 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 said premises or any part thereof; and to deal with said 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 the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said 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 said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or 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, trust deed, mortgage, lease, or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of

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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 Indenture and by said trust agreement was in full force and effect; (b) that such conveyance, lease, or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this Indenture, and in said trust agreement or in some amendment thereof, and binding upon all beneficiaries thereunder; (c) that said 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 under said trust agreement, including any amendment(s) thereof, 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 said real estate, and such interest is hereby declared to be personal property, and no beneficiary under said trust agreement shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds arising from the sale or other disposition thereof as aforesaid.

And the said grantor hereby expressly waives and releases any and all rights or benefits 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.

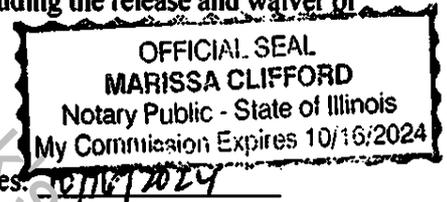
In Witness Whereof, the grantor aforesaid have hereunto set his hand and seal this 9 day of October, 2023.

William H. Bromley (SEAL)
WILLIAM H. BROMLEY

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that WILLIAM H. BROMLEY, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed, and delivered the said instrument as his 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 9 day of October, 2023.



Marissa Clifford
NOTARY PUBLIC

My commission expires: 10/16/2024

The transfer of title and conveyance herein is hereby accepted by William H. Bromley, Trustee of the W.H.B Revocable Trust.

William H. Bromley
WILLIAM H. BROMLEY

Exempt under 35 ILCS 200/31-45
Paragraph (e), Section 4, Real Estate Transfer Act

10/11/23 [Signature]
Date Buyer, Seller or Representative

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Exhibit A

16537 76th Ave., Tinley Park, IL 60477

PIN: 27-24-318-009-0000

Legal Description:

LOT 1061 IN BREMENTOWNE ESTATES, UNIT NUMBER 6, PHASE 2, BEING A SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24, OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24, OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24, OF PART OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 24, ALSO OF PART OF THE NORTHWEST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 25, OF PART OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office

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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: 10 | 09 | 20 23

SIGNATURE: William H. Bromley
GRANTOR or AGENT

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

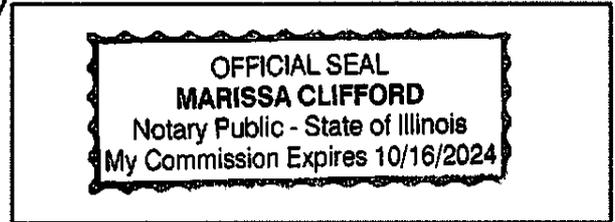
Subscribed and sworn to before me, Name of Notary Public: Marissa Clifford

By the said (Name of Grantor): William H. Bromley

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 09 | 20 23

NOTARY SIGNATURE: Marissa Clifford



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: 10 | 09 | 20 23

SIGNATURE: William H. Bromley
GRANTEE or AGENT

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

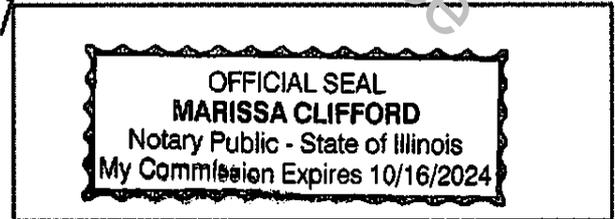
Subscribed and sworn to before me, Name of Notary Public: Marissa Clifford

By the said (Name of Grantee): William H. Bromley

AFFIX NOTARY STAMP BELOW

On this date of: 10 | 09 | 20 23

NOTARY SIGNATURE: Marissa Clifford



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)**