

# UNOFFICIAL COPY

## DEED IN TRUST

**GRANTORS, Steven E. Tozer and Victoria Chou, his wife, of 312 S. Scoville Avenue, Oak Park, Illinois 60302**

Doc#: 2333213191 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/28/2023 11:18 AM Pg: 1 of 3

Dec ID 20231101678804

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby

**CONVEY and WARRANT to: Steven E. Tozer, Trustee of the Steven E. Tozer Revocable Trust dated September 11, 2008, and any amendments thereto, as to an undivided Fifty Percent (50%) interest; and Victoria J. Chou, Trustee of the Victoria J. Chou Revocable Trust dated September 11, 2008, and any amendments thereto, as to an undivided Fifty Percent (50%) interest, both of 312 S. Scoville Avenue, Oak Park, Illinois 60302; as tenants in common, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:**

*For Recorder's Use*

**LOT 18 IN BLOCK 2 IN CARNEY'S ADDITION TO HARLEM, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PERMANENT INDEX NUMBER: 15-13-206-026-0000.**

Commonly known as: 443 Elgin Avenue, Forest Park, Illinois, 60130

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**\*\*\*THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND GRANTEE'S REQUEST\*\*\***

**TO HAVE AND TO HOLD** said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreements 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 therein, 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 releases 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 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 enquire 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 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.

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All 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.

The Grantor(s) hereby waive(s) and release(s) 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.

**\*\*This is not the homestead property of the Grantors\*\***

DATED this 14 day of November, 2023.

Steven E. Tozer  
Steven E. Tozer

Victoria Chou  
Victoria Chou

**ACCEPTANCE BY TRUSTEE:**

The undersigned trustee hereby accepts the conveyance of the real property herein as an asset of the Steven E. Tozer Revocable Trust dated September 11, 2008.

By: Steven E. Tozer  
Steven E. Tozer, Trustee of the  
Steven E. Tozer Revocable Trust  
dated September 11, 2008

**ACCEPTANCE BY TRUSTEE:**

The undersigned trustee hereby accepts the conveyance of the real property herein as an asset of the Victoria J. Chou Revocable Trust dated September 11, 2008.

By: Victoria J. Chou  
Victoria J. Chou, Trustee of the  
Victoria J. Chou Revocable Trust  
dated September 11, 2008

STATE OF ILLINOIS )  
COUNTY OF ~~DUPAGE~~ )  
COOK JP 11-14-2023

*who have provided satisfactory evidence of identity. JP 11-14-2023*

I, the undersigned, a Notary Public in and for said County, in the state aforesaid. DO HEREBY CERTIFY that Steven E. Tozer and Victoria Chou, ~~personally known~~ to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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.



Given my hand and seal this 14 day of November, 2023.

Jason Franklin  
Notary Public

Exempt Under Provisions of Paragraph (e) Section 31-45,  
(Property Tax Code, Real Estate Transfer Tax Law)



[Signature]  
Attorney

11/15/23  
Date

<b>Deed prepared by:</b> Huck Bouma PC Russell T. Zimmerman 1755 S. Naperville Road, #200 Wheaton, Illinois 60189	<b>Send tax bill to:</b> Steven E. Tozer, Trustee Victoria Chou, Trustee 312 S. Scoville Avenue Oak Park, Illinois 60302	<b>After recording return to:</b> Huck Bouma PC Russell T. Zimmerman 1755 S. Naperville Road, #200 Wheaton, IL 60189
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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: Nov 14, 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION:

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

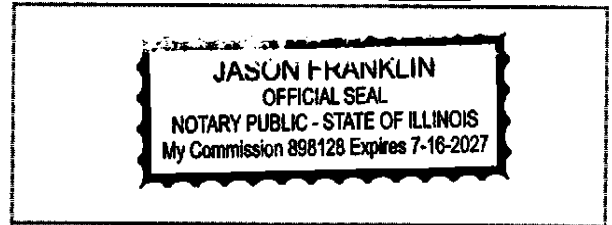
Subscribed and sworn to before me, Name of Notary Public: Jason Franklin

By the said (Name of Grantor): Steven E. Tozer

On this date of: 11 | 14, 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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: 11 | 15, 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION:

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

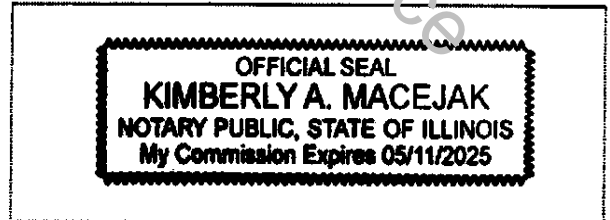
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Steven E. Tozer, Trustee

On this date of: 11 | 15, 2023

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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)**