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Doc#: 2405333188 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2024 11:35 AM Pg: 1 of 4

DEED IN TRUST

MAIL RECORDED INSTRUMENT TO:

Wilson & Wilson Estate Planning & Elder Law, LLC
1023 W 55th St., Suite 200
LaGrange, Illinois 60525

Dec ID 20240201635854

MAIL FUTURE TAX BILLS TO:

Michael Phillips
Lisa Phillips
13383 Adeline Circle
Lemont, Illinois 60439

MICHAEL D. PHILLIPS A/K/A MICHAEL PHILLIPS and **LISA A. PHILLIPS A/K/A LISA PHILLIPS**, husband and wife (hereinafter referred to jointly as "Grantor"), who reside at 13383 Adeline Circle, Lemont, Cook County, Illinois 60439, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **MICHAEL D. PHILLIPS, Trustee of the MICHAEL D. PHILLIPS TRUST**, such trustee having an address of 13383 Adeline Circle, Lemont, Illinois 60439, and such Trust having been established under that certain revocable trust agreement dated the 16th day of February, 2024, by MICHAEL D. PHILLIPS as grantor and as trustee, and also paid by **LISA A. PHILLIPS, Trustee of the LISA A. PHILLIPS TRUST**, such trustee having an address of 13383 Adeline Circle, Lemont, Illinois 60439, and such Trust having been established under that certain revocable trust agreement dated the 16th day of February, 2024, by LISA A. PHILLIPS as grantor and as trustee (such trustees hereinafter referred to jointly as "Grantee"), have CONVEYED and QUIT CLAIMED an undivided one-half interest to each Grantee, in all of Grantor's interest in and to the following described real estate situated in Cook County, State of Illinois, to wit:

LOT 240 IN KETTERING P.U.D. UNIT SEVEN, BEING A SUBDIVISION IN THE SOUTH ½ OF THE SOUTHWEST ¼ AND THE SOUTH ½ OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 18, 2015 AS DOCUMENT NO. 1535229044 IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 22-34-302-026-0000

Property address: 13383 Adeline Circle, Lemont, Illinois 60439

The Trust grants the trustee thereof full power and authority: (1) to improve, manage, protect and subdivide said real estate or any part thereof; (2) to contract, sell or exchange, grant options to lease or purchase on any terms, and to convey either with or without consideration; (3) to convey the real estate or any part of it to a successor or successors in trust, and to grant to these successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; (4) to dedicate parks, streets,

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highways or alleys, and to vacate any subdivision or part of it; (5) to donate, mortgage, pledge or otherwise encumber the real estate or any part of it; (6) to lease the real estate or any part of it, in possession or reversion, on any terms and for any period or periods of time up to but not exceeding a single term of 199 years, and to renew or extend leases on any terms and for any period or periods of time, and to amend, change or modify the leases and the terms and provisions of them; (7) to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversions, and to contract respecting the manner or fixing the amount of present or future rentals; (8) to execute grants of easements or charges or any kind; (9) to release, convey or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part of it; (10) to deal with title to the real estate and every part of it in any way and for consideration that would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways specified above.

No party dealing with trustee with regard to real estate owned by the Trust, whether by contract, sale, lease, mortgage or otherwise, shall be required to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be required to see that the terms of the trust have been complied with, or be required to inquire into the necessity or expediency of any act of trustee, or be required to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (1) that at the time of delivery thereof, the trust created herein and by the trust agreement was in full force and effect, (2) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (3) that trustee or any successor trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (4) 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary of the Trust shall have any title or interest, legal or equitable, except as stated.

Dated the 16th day of February, 2024.


 MICHAEL D. PHILLIPS

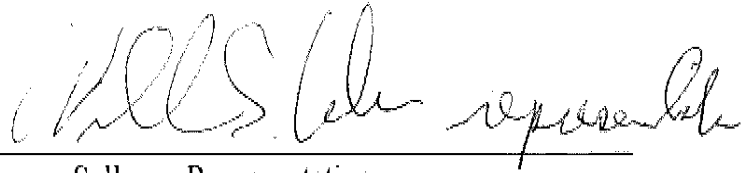

 LISA A. PHILLIPS

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STATE OF ILLINOIS DEPT. OF REVENUE STATEMENT OF EXEMPTION:

I hereby declare that this deed represents a transaction which is exempt under the provisions of 35 ILCS 200/31-45, paragraph e, of the Real Estate Transfer Tax Act.

Dated the 16th day of February, 2024.

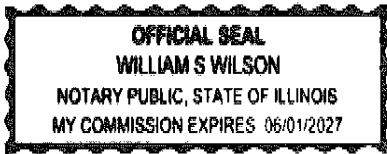


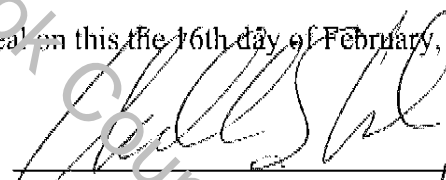
Buyer, Seller or Representative

STATE OF ILLINOIS)
) ss.
COUNTY OF COCK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MICHAEL D. PHILLIPS and LISA A. PHILLIPS 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 and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal on this the 16th day of February, 2024.




Notary Public
My commission expires: 6/1/27

This instrument was prepared by:

Wilson & Wilson Estate Planning & Elder Law, LLC
1023 W 55th St., Suite 200
LaGrange, Illinois 60525

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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 or persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated February 16, 2024

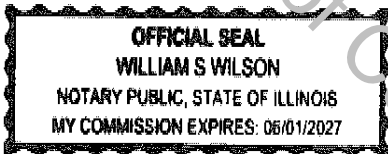
Signature *Michael D. Phillips*

Grantor or Agent

Subscribed and sworn to before me

this 16th day of February, 2024.

Notary Public *William S. Wilson*



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, 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 or persons and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated February 16, 2024

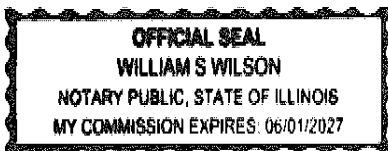
Signature *Michael D. Phillips*

Grantee or Agent

Subscribed and sworn to before me

this 16th day of February, 2024.

Notary Public *William S. Wilson*



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 **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)