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Doc#: 2406523080 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/5/2024 12:00 AM Pg: 1 of 4

DEED IN TRUST

Dec ID 20240201632407

THE GRANTOR, VINCENT L. FREEMAN,
a single man of 407 N. Maple Ave, Oak Park,
IL 60302, for and in consideration
of Ten Dollars (\$10.00), CONVEYS and
QUIT CLAIMS to VINCENT L. FREEMAN,
As Trustee under the terms and provisions of
a Certain Declaration of Trust dated February 2,
2024 and known as the VINCENT L. FREEMAN
TRUST of 407 N. Maple Ave, Oak Park, IL 60302,
and to any and all successors as Trustee
appointed under said Agreement, or who
may be legally appointed in fee simple.

The following described real estate, situated in the County of Cook, State of Illinois to wit:

PARCEL 1:

THE NORTH 32 FEET OF LOT 11 IN BLOCK 5 IN TIMME'S SUBDIVISION OF BLOCKS 3, 4 AND 5 AND PART OF BLOCK 6 IN KETTLESTRING'S ADDITION TO HARLEM, BEING A SUBDIVISION OF THE NORTHERN PART OF THE NORTH WEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/2 OF LOT 8 IN BLOCK 5 IN TIMME'S SUBDIVISION OF BLOCKS 3, 4 AND 5 AND PART OF BLOCK 6 IN KETTLESTRING'S ADDITION TO HARLEM IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH/RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

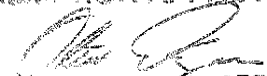
Covenants, conditions and restrictions of record, provided that the same are not violated by existing improvements or uses, contain no provision of forfeiture or reversion, and do not materially lessen the value of the property; public and utility easements and roads and highways, if any, provided that the same are not violated by existing improvements or uses, contain no provision of forfeiture or reversion, and do not materially lessen the value of the property;

Permanent Index Number: ~~16-07-100-013-0000~~ ~~16-07-100-014-0000~~ 16-07-100-027-0000
Property Commonly Known As: ~~403-409~~ N. Maple Ave, Oak Park, IL 60302
407

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, and 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 leases for the whole or part of the premises,

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Steven E. Drazner, CFO
Village of Oak Park

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- 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.

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 Grantors do hereby waive and release 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 2nd day of February, 2024.


VINCENT L. FREEMAN

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 **VINCENT L. FREEMAN**, 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.

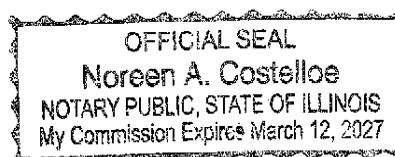
Given under my hand and official seal this 2nd day of February, 2024.


Notary Public

Prepared by: Noreen A. Costelloe, Esq., 1333 Burr Ridge Parkway #200 Burr Ridge, IL 60527
Mail to: Noreen A. Costelloe, Esq., 1333 Burr Ridge Parkway #200 Burr Ridge, IL 60527
Send Tax Bills To: Mr. Vincent L. Freeman, 407 N. Maple Ave, Oak Park, IL 60302

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EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER TAX ACT.

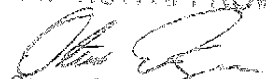
Date: Feb 2, 2024

Maria R. Castillone

Buyer, Seller or Representative

Property of Cook County Clerk's Office

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Village of Oak Park

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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: 2 | 2 | 2024

SIGNATURE: Nancy A. Costelloe
GRANTOR or AGENT

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

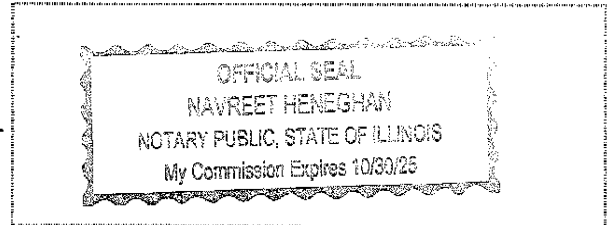
Subscribed and sworn to before me, Name of Notary Public: NAVREET HENEGHAN

By the said (Name of Grantor): VINCENT L. FREEMAN

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 2 | 2024

NOTARY SIGNATURE: Navreet Heneghan



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: 2 | 2 | 2024

SIGNATURE: Nancy A. Costelloe
GRANTEE or AGENT

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

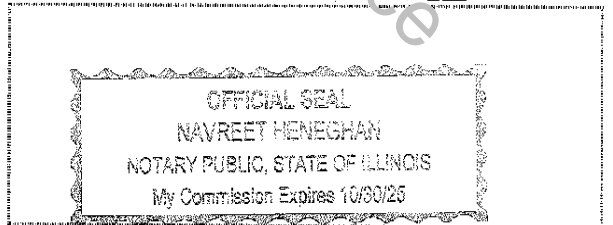
Subscribed and sworn to before me, Name of Notary Public: NAVREET HENEGHAN

By the said (Name of Grantee): VINCENT L. FREEMAN, TRUSTEE

AFFIX NOTARY STAMP BELOW

On this date of: 2 | 2 | 2024

NOTARY SIGNATURE: Navreet Heneghan



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)**

EXEMPTION APPROVED

rev. on 10.17.2016

Steven E. Drazner
Steven E. Drazner, CFO
Village of Oak Park