

DEED IN TRUST

UNOFFICIAL COPY



2406610051

THE GRANTORS, Kenneth A. Burton and Carloyn M. Burton, married to each other, of Hickory Hills, County of Cook, and State of Illinois, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Kenneth A. Burton and Carolyn M. Burton, not individually but as Trustee under the terms and provisions of the Kenneth A. Burton and Carolyn M. Burton JOINT TENANCY TRUST under agreement dated the 28th day of February, 2024 and to any and all successor(s) as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Doc# 2406610051 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
DATE: 3/6/2024 3:05 PM
PAGE: 1 OF 3

Lot 22 in Milord's Orchard on the Hill Subdivision being a Subdivision of the Northwest 1/2 of the Northwest 1/2 of Section 2, Township 37 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded September 21, 1961 as document 18281496 in Cook County, Illinois

Permanent Index Number (PIN): 23-02-111-005-0000
Address(es) of Real Estate: 8709 Hillside Drive, Hickory Hills, Illinois, 60457

Exempt under provisions of Paragraph e, Section 31-45, Property Tax Code.

Feb. 28, 2024 Date Carolyn Burton Buyer/Seller/Representative

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, 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 leases for the whole or part of the premises, from time to time, 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

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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.

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.

The Grantors hereby waives and releases any and all right and benefit under any by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this Feb 28, 2024

Kenneth A. Burton
Kenneth A. Burton

Carolyn M. Burton
Carolyn M. Burton

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 Kenneth A. Burton and Carolyn M. Burton, 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.

Given under my hand and official seal, this 28th day of February, 2024



Anne M. Scheurich
Notary Public

Instrument prepared by and
MAIL TO:
Anne M. Scheurich, Esq.
Scheurich Law, Ltd.
4544 W. 103rd Street, #102
Oak Lawn, IL 60453

SEND SUBSEQUENT TAX BILLS TO:
Kenneth and Carolyn Burton
8709 Hillside Drive
Hickory Hills, IL 60457

REAL ESTATE TRANSFER TAX		06-Mar-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
23-02-111-005-0000		20240301648286 0-528-755-248

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his 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: 2-29-2024
Signature: Ann M. Schaefer

Subscribed and sworn to before me
this 29 day of February
A.D. 2024.

Michelle Alexandri
NOTARY PUBLIC



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 or 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: 2-29-2024
Signature: Ann M. Schaefer

Subscribed and sworn to before me
this 29 day of February
A.D. 2024.

Michelle Alexandri
NOTARY PUBLIC



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)