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Doc#: 2407314056 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/13/2024 9:52 AM Pg: 1 of 5

DEED IN TRUST

MAIL RECORDED INSTRUMENT TO:

ALAN T. KAMINSKI
220 E. North Avenue
Northlake, Illinois 60164

Doc ID 20240301648429

ST/Co Stamp 1-905-289-776 ST Tax \$0.00 CO Tax \$0.00

MAIL FUTURE TAX BILLS TO:

Evelyn W. Allen, Trustee
1521 Bonnie Brae,
River Forest, Illinois 60305

EVELYN W. ALLEN (hereinafter referred to as "Grantor"), a widow and not re-married, who resides at 1521 Bonnie Brae, River Forest, Cook County, Illinois County, Illinois 60305, 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 **EVELYN W. ALLEN, Trustee of the EVELYN ALLEN REVOCABLE TRUST** (hereinafter referred to as "Grantee"), such Grantee having an address of 1521 Bonnie Brae, River Forest, Illinois 60305, and such Trust having been established under that certain revocable declaration of trust dated MARCH 5, 2024, by EVELYN W. ALLEN as settlor and as trustee, has CONVEYED and QUIT CLAIMED to Grantee, all of Grantor's interest in and to the following described real estate situated in Cook County, Illinois County, State of Illinois, to wit:

The North 60 feet of the South 120 Feet of the West 1/2 of Block 1 in the Subdivision of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 (except the South 3 1/2 chains and except the West 8.56 chains of that part lying North of the South 3 1/2 and South of the North 260 feet (3.9393 chains) and also except the East 40 feet dedicated for street) in Section 1, Township 29 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

TO HAVE AND TO HOLD said premises forever.

Permanent Index Number: 15-01-103-052-0000

Property address: 1343 Forest Avenue, , River Forest, Illinois 60305

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, 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

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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 5th day of March, 2024.

Evelyn W. Allen
EVELYN W. ALLEN

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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 5th day of March, 2024.

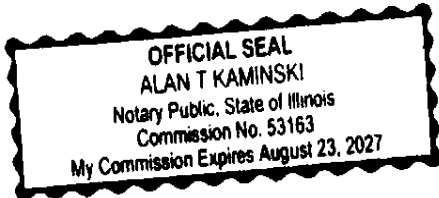
Evelyn W. Allen

Buyer, Seller or Representative

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK COUNTY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that EVELYN W. ALLEN, 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 she signed and delivered the instrument as she free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal on this the 5th day of March, 2024.



Alan T. Kaminski

Notary Public

My commission expires: _____

This instrument was prepared by:

ALAN T. KAMINSKI
220 E. North Avenue
Northlake, Illinois 60164

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or the Grantor's agent affirms that, to the best of Grantor's 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 the 5th day of March, 2024.

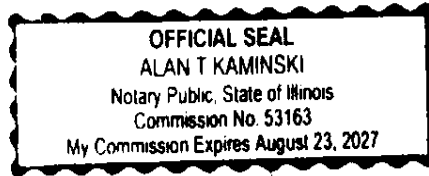
Evelyn W. Allen

EVELYN W. ALLEN

Subscribed and sworn to before me
By the said Evelyn W. Allen
This 5 day of March, 2024.

Alan T. Kaminski

Notary Public



The Grantee or the Grantee's agent affirms 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 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 the 5th day of March, 2024.

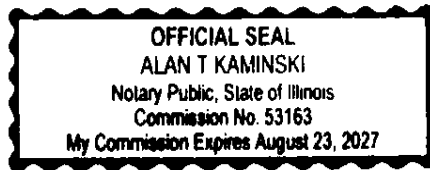
Evelyn W. Allen

EVELYN W. ALLEN, Trustee

Subscribed and sworn to before me
By the said Evelyn W. Allen, Trustee
This 5 day of March, 2024

Alan T. Kaminski

Notary Public



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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.)

Property of Cook County Clerk's Office

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Catherine Bayer