

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTORS, **James L. Bady and Alice Bady, of 332 N. Mannheim Rd., Bellwood, IL 60104**, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, do hereby CONVEY and QUIT CLAIM to:

to **James L. Bady and Alice Bady**, as trustees of **The James L. Bady and Alice Bady Revocable Living Trust** dated **January 16, 2024**, and to any and all successors as Trustees appointed under said Trust Agreement, or who may be legally appointed Grantors, the following described real estate.

Doc#: 2407514341 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/15/2024 12:01 PM Pg: 1 of 4

Dec ID 20240301654969

ST/Co Stamp 1-019-820-592 ST Tax \$0.00 CO Tax \$0.00

**Address of Real Estate:** 332 N. Mannheim Rd., Bellwood, IL 60104

**Permanent Real Estate Index Number:** 15-08-235-032-0000

**Legal Description:** LOT 13 IN BLOCK 2 IN HULBERT ST. CHARLES ROAD SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THIRD PRINCIPAL MERIDIAN, SOUTH OF INDIAN BOUNDARY LINE LYING SOUTH OF CENTER OF ST. CHARLES ROAD, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD said estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee 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, but any such leasehold or renewal shall not exceed a single term of 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 inquire 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,

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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 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.

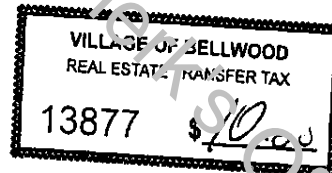
- 3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared 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 Grantor hereby waives and releases 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.

[SIGNATURE PAGE TO FOLLOW]

Exempt under provisions of Paragraph E,  
Section 4 Real Estate Transfer Tax Act.




3/6/24

[Signature]  
Date Buyer, Seller or Representative

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IN WITNESS WHEREOF, Grantors, not individually, but as Trustees aforesaid, have hereunto set hand and seal the day and year first above written.

 (Seal)  
James L. Bady, as Trustee, aforesaid

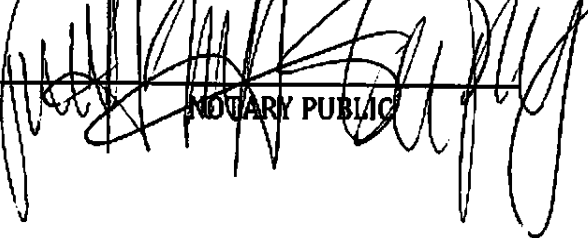
 (Seal)  
Alice Bady, as Trustee, aforesaid

STATE OF ILLINOIS        )  
  ) ss.  
COUNTY OF COOK        )

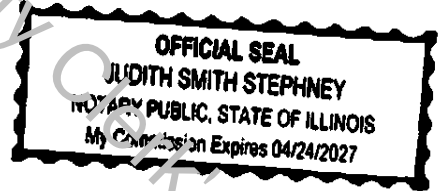
I, the undersigned, a Notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT James L. Bady and Alice Bady personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act as such Trustees, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of January 2024.

Commission expires April 24, 2027

  
NOTARY PUBLIC

(SEAL)



**This instrument was prepared by:**  
The Law Office of Dionna Reynolds, LLC  
9721 W. 165<sup>th</sup> St., Ste. 22  
Orland Park, IL 60467  
708.981.3344 | estateplanning@attyreynolds.com

**Send Subsequent Tax Bills To:**  
Jermaine M. Young  
332 N. Mannheim Rd.  
Bellwood, IL 60104

**Mail To:**  
Jermaine M. Young  
332 N. Mannheim Rd.  
Bellwood, IL 60104

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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: 1 | 16 | 2024

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: Judith Smith Stephney

By the said (Name of Grantor): James L. Bady

On this date of: 1 | 16 | 2024

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: 1 | 16 | 2024

SIGNATURE: [Signature]  
GRANTEE or AGENT

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

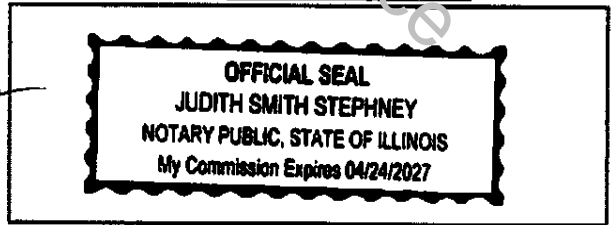
Subscribed and sworn to before me, Name of Notary Public: Judith Smith Stephney

By the said (Name of Grantee): Alice Bady

On this date of: 1 | 16 | 2024

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: (36 ILCS 200/Art. 31)**)