

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

THE GRANTOR, STEVE SPILLER, SR., a widower not since remarried, whose street address is 2426 Enterprise Drive, Westchester, County of Cook and State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and Warrants unto:

STEVE SPILLER, SR.  
2426 Enterprise Drive  
Westchester, IL 60154-5826



Doc# 2412107002 Fee \$88.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 4/30/2024 10:00 AM  
PAGE: 1 OF 7

as Trustee under the provisions of a trust agreement known as "THE STEVE SPILLER, SR. TRUST DATED APRIL 16, 2024" (hereinafter referred to as "said trustee," regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real property in the County of Cook and State of Illinois, to wit:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE THERETO

Exempt under provisions of Paragraph e, Section 31-45, Real Estate Transfer Tax Law (35 ILCS 200/31-45).

4-16-2024  
Date

Agent

Permanent Real Estate Index Number: 15-30-201-051-0000

Address of real estate: 2426 Enterprise Drive, Westchester, IL 60154-5826

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

REAL ESTATE TRANSFER TAX

30-Apr-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

15-30-201-051-0000

| 20240401689451 | 0-851-167-536

**TRANSFER STAMP**  
Certification of Compliance  
Village of Westchester, Illinois

4/22/2024 (LD)

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Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or time hereafter; 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 reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises; or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations containing in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) 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 its, his or their predecessor in trust.

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The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 16 day of APRIL, 2024.

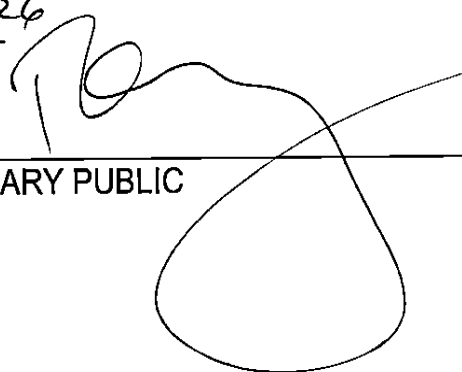
  
STEVE SPILLER, SR.

STATE OF ILLINOIS     )  
  ) SS  
COOK COUNTY            )

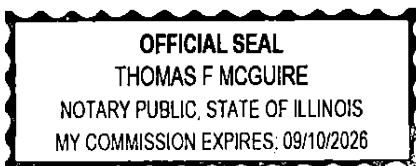
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEVE SPILLER, SR., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16<sup>th</sup> day of April, 2024.

My Commission expires: 9-10-2026

  
\_\_\_\_\_  
NOTARY PUBLIC

IMPRESS  
SEAL  
HERE



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This instrument was prepared by: Thomas F. McGuire, Esq.  
Saul Ewing LLP  
161 N. Clark Street #4200  
Chicago, Illinois 60601  
(312) 876-7195

MAIL TO:  
Thomas F. McGuire, Esq.  
Saul Ewing LLP  
161 N. Clark Street  
Suite 4200  
Westchester, IL 60154-5826

SEND SUBSEQUENT TAX BILLS TO:  
Steve Spiller, Sr., Trustee  
2426 Enterprise Drive  
Westchester, IL 60154-5826

Property of Cook County Clerk's Office

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## EXHIBIT A

### Legal Description

THAT PART OF LOT 5 IN PRESCOTT SQUARE, BEING A SUBDIVISION OF THE NORTH HALF OF THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, LYING EAST OF THE WEST 15 ACRES OF THE SOUTH HALF OF SAID NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED IN 1989, AS DOCUMENT NO. 89319321 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 5, THENCE NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 135.24 FEET FOR A PLACE OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 03 MINUTES 14 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 5 A DISTANCE OF 38.87 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE NORTH 85 DEGREES 48 MINUTES 19 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 129.87 FEET TO THE NORTHEAST CORNER OF SAID LOT 5, THENCE SOUTHERLY ALONG THE ARC OF A CURVE, BEING THE EASTERLY LINE OF SAID LOT 5, BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 502.00 FEET, HAVING A CHORD BEARING OF SOUTH 03 DEGREES 45 MINUTES 33 SECONDS WEST, FOR A DISTANCE OF 28.17 FEET TO A POINT OF TANGENCY ON THE EAST LINE OF SAID LOT 5; THENCE SOUTH 05 DEGREES 22 MINUTES 01 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 5 A DISTANCE OF 7.89 FEET; THENCE SOUTH 84 DEGREES 25 MINUTES 04 SECONDS WEST 127.58 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-30-201-051-0000

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## PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of COOK

Steve Spiller, Sr., being duly sworn on oath, states that he resides at 2426 Enterprise, Westchester. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed; - OR - the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

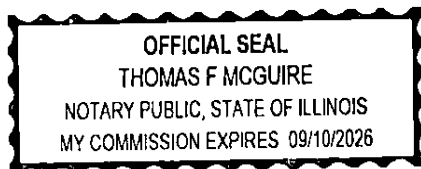
Affiant further state that he makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

Steve Spiller Sr.

SUBSCRIBED and SWORN to before me

this 16<sup>th</sup> day of April, 2024.

[Signature]



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## STATEMENT BY GRANTOR AND GRANTEE

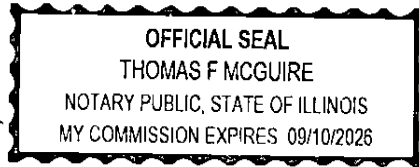
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: April 16, 2024

Signature *Thomas Hackett*  
Grantor's Agent

Subscribed and sworn to before me by the said Agent this 16th day of April, 2024.

Notary Public *Thomas F. McGuire*



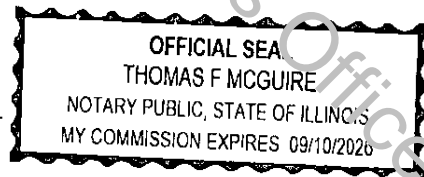
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: April 16, 2024

Signature *Thomas Hackett*  
Grantee

Subscribed and sworn to before me by the said Grantee this 16th day of April, 2024.

Notary Public *Thomas F. McGuire*



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 Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Tax Act.)