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2412923134

DEED IN TRUST

Doc# 2412923134 Fee \$181.00

ILRHSP FEE:\$18.00 RPRF FEE:\$1.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 5/8/2024 3:19 PM

PAGE: 1 OF 5

The Grantor, Laurence J. Brown and Helen T. Brown, husband and wife of Tinley Park, County of Cook, State of Illinois convey and quit claim to Laurence J. Brown and Helen T. Brown of 17600 S. 70th Ave. Tinley Park, IL 60477 as Trustees under the provisions of a declaration of trust known as the Laurence J. Brown and Helen T. Brown Trust dated April 17, 2024 and to all and every successor or successors in trust under the trust declaration, the following described real estate in the Cook County, Illinois.

See Attached

Street Address: 17600 S. 70th Ave., Tinley Park, IL 60477

Permanent Index Number: 28-31-107-001-0000

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

Date: 4-17-2024 Helen J Brown

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the purposes set forth in this deed and in the declaration of trust

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, and upon any terms 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the property and every part thereof in all other ways and for such other considerations as it would be lawful for any person

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owning the same to dealt with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act to the trust, or be obliged or privileged to inquire into any of the terms of the declaration of trust; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the declaration of trust was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this deed and in the declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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/her, or their predecessor in trust.

The 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.

The grantor has signed this deed on April 17, 2024



Laurence J. Brown



Helen T. Brown

REAL ESTATE TRANSFER TAX

25-Apr-2024



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

28-31-107-001-0000

| 20240401681308 | 1-962-307-888

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STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for the county and state aforesaid, do hereby certify that Laurence J. Brown and Helen T. Brown are 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 purposed herein set forth, including the release and waiver of the right of homestead.

Dated: April 11, 2024

John N. Farrell
Notary Public



This deed was prepared by John N. Farrell, Farrell, Tracy & Farrell, Attorneys at Law, 10610 S. Cicero Avenue, Oak Lawn, IL 60453.

Mail to:
John N. Farrell
Farrell, Tracy and Farrell
10610 S. Cicero Ave.
Oak Lawn, IL 60453

Send Subsequent Tax Bills To:
Laurence J. Brown
Helen T. Brown
17600 S. 70th Ave.,
Tinley Park, IL 60477

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LEGAL DESCRIPTION

LOT 1 IN BLOCK 8 IN BARRETT BROTHER'S ADDITION TO TINLEY PARK IN SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1936 AS DOCUMENT 16664915, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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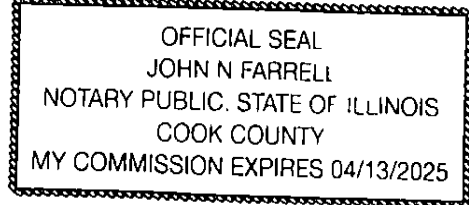
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his 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 April 17, 2024

Signature: *Heleen T Brown*
Grantor or Agent

Subscribed and sworn to before me
by the said Heleen T Brown
this 17th day of April, 2024
Notary Public *John N Farrell*

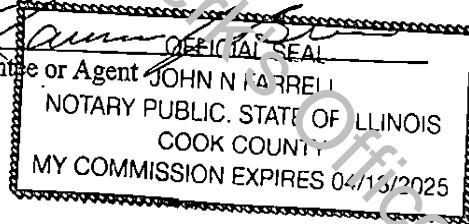


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 17, 2024

Signature: *Heleen T Brown*
Grantee or Agent

Subscribed and sworn to before me
By the said L
This 17th day of April, 2024
Notary Public *John N Farrell*



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.)