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DEED IN TRUST (ILLINOIS)

Doc#: 2413727261 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 5/16/2024 4:06 PM Pg: 1 of 3
Dec ID 20240501604530

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, **CHARLES G. GRANATA and KAREN P. GRANATA** a married couple of 14632 S. Springfield, Midlothian, County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) Ten and no/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and **Quit Claims** to **CHARLES G. GRANATA and KAREN P. GRANATA** of 14632 S. Springfield, Midlothian, Illinois **Trustees under the terms and provisions of a certain Trust Agreement dated April 24, 2024 and designated as THE GRANATA LAND TRUST** and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Lot 11 (except the North 10 feet thereof) and all of Lot 12 in Block 14 in A.T. McIntosh's Midlothian Manor, a Subdivision of Section 2 and 11, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 28-11-124-024-0000
Address of real estate: 14632 S. Springfield, Midlothian, Illinois 60445

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, streets, 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 199 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, 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 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 into 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 person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or

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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.

4. In the event of the inability, refusal of the Trustee herein named, to act, the named successor trustee pursuant to the terms of the trust agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release 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.

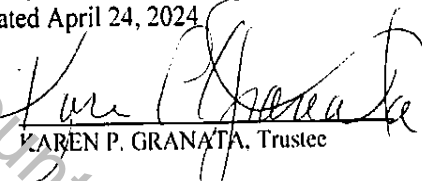
In Witness Whereof, the Grantors aforesaid have hereunto set their hands and seals this 24th day of April, 2024.


CHARLES G. GRANATA (SEAL)


KAREN P. GRANATA (SEAL)

The transfer of title and conveyance herein is hereby accepted by CHARLES G. GRANATA and KAREN P. GRANATA, Trustees of THE GRANATA LAND TRUST dated April 24, 2024.


CHARLES G. GRANATA, Trustee

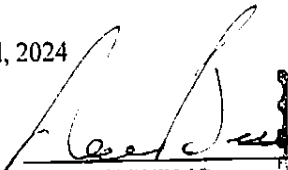

KAREN P. GRANATA, Trustee

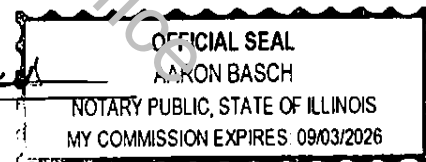
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that CHARLES G. GRANATA and KAREN P. GRANATA 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24th day of April, 2024

Commission expires: September 3, 2026


NOTARY PUBLIC



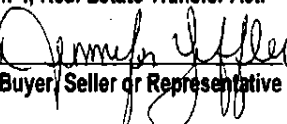
Prepared by and Mail to:
Aaron D. Basch
5600 W. 127th Street
Crestwood, IL 60418

SEND SUBSEQUENT TAX BILLS TO:
Charles and Karen Granata
14632 S. Springfield,
Midlothian, Illinois 60445



**VILLAGE OF
MIDLOTHIAN**
Real Estate Payment Stamp
6560

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

4/24/24 
Date Buyer, Seller or Representative

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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 assignment of beneficial interest in land trust is either a. natural person, and 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 24, 2024 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me this 24 day of April,
2024.



NOTARY PUBLIC Jennifer M Leffler

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 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.

Date April 24, 2024 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
me this 24 day of April,
2024.



NOTARY PUBLIC Jennifer M Leffler

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)