

# UNOFFICIAL COPY

## DEED IN TRUST

### (QUIT CLAIM)



\*1923334116\*

Doc# 1923334116 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/21/2019 03:24 PM PG: 1 OF 4

Village of Wilmette  
Real Estate Transfer Tax  
Exempt - 12376  
Issue Date

EXEMPT

Aug 13 2019

(The Above Space for Recorder's Use Only)

**THIS INDENTURE WITNESSETH**, that the Grantor, **James A. Kiddle**, widowed and not remarried, in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, Conveys and Quit Claims to **Kevin P. Kiddle**, as Trustee under the provisions of the **James A. Kiddle Living Trust dated July 9, 2019**, and any amendments thereto, the following described real estate in the County of Cook, State of Illinois:

LOT 5 IN BLOCK 1 IN PINE CREST, A SUBDIVISION OF PART OF THE NORTH ½ OF THE SOUTH EAST 1/4 OF THE NORTH WEST ¼ OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax No. 05-33-113-009-0000

Address of Real Estate: 1915 Washington Avenue, Wilmette, Illinois 60091

Catherine V. Kiddle passed away on March 26, 2000.

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

Full power and authority is 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 subdivide 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 successor in trust all of the title, estate, power 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 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

#### REAL ESTATE TRANSFER TAX

21-Aug-2019



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

05-33-113-009-0000

| 20190801666600 | 0-576-426-592

S 1  
P 4  
S 1  
M 1  
SC 1  
E 1  
INT 56

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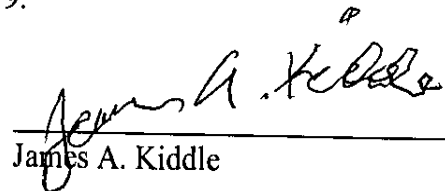
modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present 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 an 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 this 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 the 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 trust, conditions and limitations contained in the Indenture and 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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or not in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

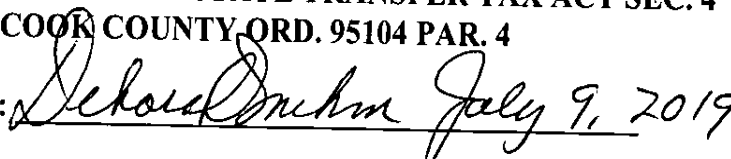
And the said grantor, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The grantor has set his hand and seal on July 9, 2019.

  
James A. Kiddle

**EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SEC. 4  
PAR. E AND COOK COUNTY ORD. 95104 PAR. 4**

Sign and date:

 July 9, 2019

**Mail Subsequent Tax**  
**Bills to:** James A. Kiddle  
 1915 Washington Avenue  
 Wilmette, IL 60091

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## STATEMENT BY GRANTOR AND GRANTEE

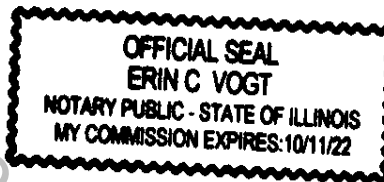
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 July 9, 2019

Signature: *James A. Kiddle*

Grantor or Agent

Subscribed and sworn to before me  
By the said James A. Kiddle  
This 9th day of July, 2019  
Notary Public *Erin C. Vogt*



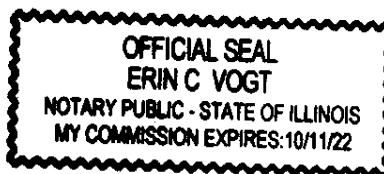
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated July 9, 2019

Signature: *Kevin P. Kiddle*

Grantee or Agent

Subscribed and sworn to before me  
By the said Kevin P. Kiddle  
This 9th day of July, 2019  
Notary Public *Erin C. Vogt*



**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 Act.)