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2000-07-11 09:45:04
Cook County Recorder 27.50



00511249

DEED IN TRUST

(The space above for Recorder's use only.)

THE GRANTOR, WILLIAM J. HIGGENS III and BARBARA C. HIGGENS, his wife, of the Village of Palatine, Cook County, Illinois, for and in consideration of TEN & NO/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and WARRANTS/QUITCLAIMS to WILLIAM J. HIGGENS III as trustee under the provisions of a declaration of trust dated 7/7/00, and known as the WILLIAM J. HIGGENS III 2000 QTIP DECLARATION OF TRUST, as to an undivided one-half interest, and BARBARA C. HIGGENS as trustee under the provisions of a declaration of trust dated 7/7/00, and known as the BARBARA C. HIGGENS 2000 QTIP DECLARATION OF TRUST, as to an undivided one-half interest, and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

Lot 28, in East Peregrine Lake Estates, being a Subdivision of part of the Southeast ¼ of Section 28, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded on June 24, 1998 as Document 98540601, in Cook County, Illinois.

Permanent Index Number: 02-28-405-013

Street address: 873 Lukas, Palatine, Illinois 60067

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to deal with the property and every part thereof in all ways and for such considerations as it would be lawful for any person owning the same to deal with it, 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 of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; 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 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 contained in this deed and in the trust agreement 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 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes providing for the exemption of homesteads from sale on execution or otherwise.

The grantor[s] have signed this deed on 7/7, 2000.

William J. Higgins III
Barbara C. Higgins

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that WILLIAM J. HIGGENS III and BARBARA C. HIGGENS, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

Dated: 7/7, 2000
Nadine L. Kelm
Notary Public



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Name and address of grantee and send future tax bills to:
Mr. and Mrs. William J. Higgins III
873 Lukas
Palatine, IL 60067

This deed was prepared by AND MAIL TO:
Carlton W. Lohrentz, Atty.
1655 N. Arlington Heights Road
Arlington Heights, Ill. 60004

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 5 and Cook County Ord. 93-0-27 par. 8

Date 7/11/80 Sign. [Signature]

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: 7/7/00

x Will J. Higgins, Jr.
x Barbara C. Higgins
Grantor or Agent

Subscribed & sworn to before me by the

said Grantor
this 7th day of July, 2000.

Nadine L. Kelm
Notary Public



The grantee 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: 7/7/00

x Will J. Higgins, Jr.
x Barbara C. Higgins
Grantee or Agent

Subscribed & sworn to before me by the

said Grantee
this 7th day of July, 2000.

Nadine L. Kelm
Notary Public

