

# UNOFFICIAL COPY

112  
**DEED IN TRUST  
(ILLINOIS)**



MAIL TO:

Doc#: 0918940026 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/08/2009 10:30 AM Pg: 1 of 4

John C. Haas  
Attorney at Law  
115 S. Emerson Street  
Mount Prospect, IL 60056-3245  
File no. 12165

NAME & ADDRESS OF TAXPAYER:

Kenneth E. Willert  
720 Creekside Drive, Unit 305  
Mt. Prospect, IL 60056

0 90601690877

THE GRANTOR, **GARY L. WILLERT**, married to Lisa Willert, of the City of Phoenix, County of Maricopa, State of Arizona, for and in consideration of Ten & no/100 Dollars, and other good and valuable considerations, in hand paid, CONVEYS and QUIT CLAIMS to: **KENNETH E. WILLERT and RUTH L. WILLERT**, as co-trustees under a trust agreement dated November 16, 2005, and known as the Willert Family Trust Agreement, 720 Creekside Drive, Unit 305, Mount Prospect, Illinois (hereinafter referred to as "said trustee," regardless of the number of trustees), grantees, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL 1: Unit 305B and the exclusive right to the use of Parking Space P38B and Storage Space S38B, limited common elements, together with its undivided percentage interest in the common elements in Creekside at Old Orchard Condominiums, as delineated and defined in the Declaration recorded as Document No. 96-261584, as amended from time to time, in the Northwest 1/4 of Section 27 and the Northeast 1/4 of Section 28, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: Easement for ingress and egress in favor of Parcel 1 created by the aforesaid Declaration recorded as Document No. 96-261584.

Permanent Real Estate Index Number: 03-27-100-092-1075

Address of Real Estate: 720 Creekside Drive, Unit 305, Mount Prospect, IL 60056

THE GRANTOR WARRANTS AND REPRESENTS THAT THE SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR'S SPOUSE.

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.

**UNOFFICIAL COPY**

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

6/17/09  
Date

J. W. Miller  
Grantor, Grantee or Agent

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 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 another trustee or to a successor or successor 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 present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 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 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 contained 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.

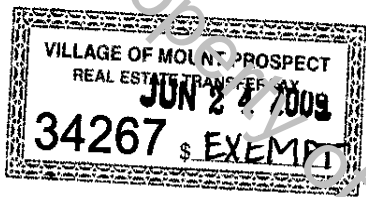
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

# UNOFFICIAL COPY

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 note 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 cases 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.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 17 day of June, 2009.



*G. Willert*  
 \_\_\_\_\_ (SEAL)  
**GARY L. WILLERT**

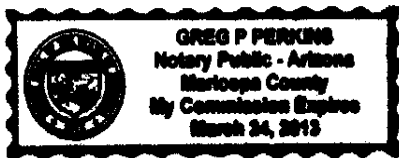
Exempt Under Paragraph F Section 4  
 of the Real Estate Transfer Tax Act.  
*Vicki Voigt* 7/1/09  
 \_\_\_\_\_  
 Signature D

STATE OF ARIZONA )  
 ) SS.  
 COUNTY OF MARICOPA )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following person, **GARY L. WILLERT**, married to Lisa Willert, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 17<sup>th</sup> day of June, 2009.

*Greg P. Perkins*  
 \_\_\_\_\_  
 Notary Public



# UNOFFICIAL COPY

## 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 June 22, 2009

Signature:

*John C. Haas*  
Grantor or Agent

Subscribed and sworn to before me  
by the said JOHN C. HAAS,  
this 22nd day of June, 2009.



*Nancy L. Seils*

Notary Public

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 June 22, 2009

Signature:

*John C. Haas*  
Grantee or Agent

Subscribed and sworn to before me  
by the said JOHN C. HAAS,  
this 22nd day of June, 2009.



*Nancy L. Seils*

Notary Public

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.)