

# UNOFFICIAL COPY



Doc#: 1025218010 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/09/2010 10:22 AM Pg: 1 of 5

## DEED IN TRUST

### THE GRANTOR:

Mary E. Krol, divorced from Michael Krol, and not since remarried, and now known as Mary E. Fullmer, 8235 Scenic Drive, Willow Springs, IL 60480, in consideration of the sum of Ten — (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged,

hereby conveys and quit claims to Mary E. Fullmer, as Trustee of the **Mary E. Fullmer Trust dated the 23rd day of July 2010**, Grantee, and to any all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed the following described real estate:

### LEGAL DESCRIPTION

See Exhibit "A" attached hereto and made a part hereof

**Permanent Index Number (PIN): 18-31-206-009-0000**

**Address(es) of Real Estate: 8235 Scenic Drive, Willow Springs, IL 60480**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to 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 enquire into the powers and authority of the Trustee, and the execution of every contract, option, deed, mortgage or other instrument

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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 so 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 with 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 persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or 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, or upon his or her removal from the County, \_\_\_\_\_ 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 is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in 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 Grantor hereby waives and releases 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.

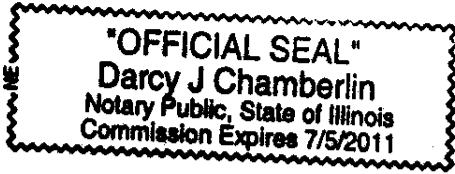
DATED this 23rd day of July 2010

Please  
Print  
or type  
names(s)

*Mary E Krol*  
*NKA Mary E Fullmer*  
\_\_\_\_\_  
**Mary E. Krol**  
**Now known as Mary E.**  
**Fullmer**

State of Illinois, County of DuPage, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mary E. Fullmer, formerly known as Mary E. Krol, divorced from Michael Krol, and not since remarried, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

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IMPRESS SEAL HERE

Given under my hand and official seal, this 23 day of July, 20 10  
 Commission expires \_\_\_\_\_, 20 \_\_\_\_

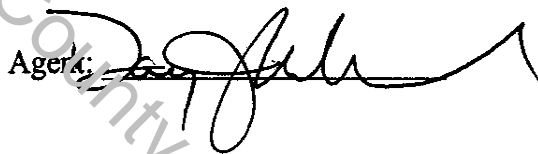
  
 \_\_\_\_\_  
 NOTARY PUBLIC

**This instrument was prepared by:**

Chamberlin Law Group  
 1200 Harger Road  
 Suite 209  
 Oak Brook, IL 60523-1816

This transaction is exempt under the provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act.

Date: 7-23-2010

Agent: 

**Mail To:**

Chamberlin Law Group  
 1200 Harger Road  
 Suite 209  
 Oak Brook, IL 60523

**Send Subsequent Tax Bills To:**

Mary E. Fullmer, Grantee  
 8235 Scenic Drive  
 Willow Springs, IL 60480

Property of Cook County Clerk's Office

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**EXHIBIT "A"**  
**Legal Description**

Lot 32 in Maple Hill Unit No. 2, being a Subdivision of part of the West 1/2 of the South East 1/4 of the North East 1/4 of Section 31, Township 38 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois

Property of Cook County Clerk's Office

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## SWORN STATEMENT

The grantor or his agent hereby certifies that to the best of his knowledge that the name of the grantee(s) 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 in 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.

GRANTOR:

[Signature]

SUBSCRIBED AND SWORN TO  
before me this 2nd day  
of September, 2010



NOTARY PUBLIC

[Signature]

The grantee or his agent hereby certifies that to the best of his knowledge that the name of the grantee(s) 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 in 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.

GRANTEE:

[Signature]

SUBSCRIBED AND SWORN TO  
before me this 2nd day  
of September, 2010



NOTARY PUBLIC

[Signature]