

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



Doc#: 1113055049 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/10/2011 02:33 PM Pg: 1 of 4

THE GRANTORS, C. L. BOTTHOF, JR., Trustee of the C. L. BOTTHOF, JR. TRUST dated October 25, 2000 and SHARON SCHNEIDER COTTONE, a/k/a SHARON BOTTHOF Trustee, of the SHARON SCHNEIDER COTTONE TRUST dated November 19, 1997 of the Village of Prospect Hts., State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, and other good and valuable consideration, CONVEYING WARRANT ½ interest to C. L. BOTTHOF, JR., Trustee of the C. L. BOTTHOF, JR. TRUST dated October 25, 2000 and ½ interest to SHARON SCHNEIDER COTTONE, TRUSTEE

of the SHARON SCHNEIDER COTTONE TRUST dated November 19, 1997, husband and wife who are the Primary Beneficiaries of their trusts and subject property is the principle residence and homestead of the beneficiaries, of 107 Andover Drive, Village of Prospect Heights, County of Cook, State of Illinois, GRANTEES not as tenants in common nor joint tenants but as tenants by the entirety, THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO-WIT:

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT INDEX NUMBER: 03-15-313-003-0000

Common Address: 107 Andover Drive, Prospect Heights, IL 60070

TO HAVE AND TO HOLD said premises not as tenants in common nor joint tenants but as tenants by the entirety forever with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth. The Grantors being husband and wife who are the Primary Beneficiaries of their trusts and subject property is the principle residence and homestead of the beneficiaries.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to re-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 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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding 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 or 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 reversions 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 al 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.

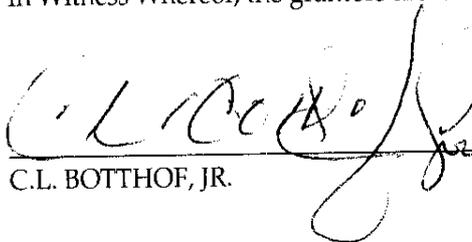
# UNOFFICIAL COPY

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 successor in trust, that such successor successors in trust have been property 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.

And the said grantors hereby expressly waive and release 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 grantors aforesaid have hereunto set their hands and seals on April 1, 2011

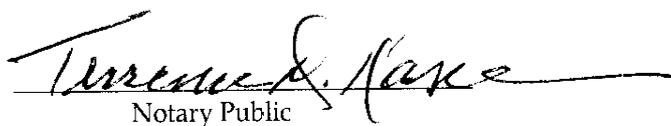
 (Seal)  
C.L. BOTTHOF, JR.

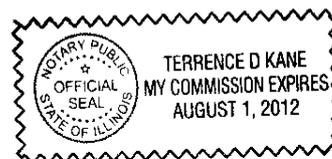
 (Seal)  
SHARON SCHNEIDER COTTONE

 (Seal)  
SHARON BOTTHOF

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that C. L. BOTTHOF, JR., Trustee of the C. L. BOTTHOF, JR. TRUST dated October 25, 2000 and SHARON SCHNEIDER COTTONE a/k/a SHARON BOTTHOF, Trustee of the SHARON SCHNEIDER COTTONE TRUST dated November 19, 1997, 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, as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 1<sup>st</sup> day of April, 2011.

  
Notary Public



Commission expires: August 1, 2012

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY: TERRENCE D. KANE, Atty., 505 East Golf Road, Suite A,  
Arlington Heights, IL 60005

**MAIL TO:**

Terrence D. Kane  
Attorney at Law  
505 East Golf Road, Suite A  
Arlington Heights, IL 60005

Address of Property & Grantee:  
107 Andover Drive  
Prospect Heights, IL 60070  
Send subsequent tax bills to:  
C.L. Botthof, Jr.  
107 Andover Drive  
Prospect Heights, IL 60070

**LEGAL DESCRIPTION:**

LOT 10 IN ESTATES OF SOMERSET PARK PHASE 11, BEING A SUBDIVISION IN THE SOUTH  
1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED  
JANUARY 8, 1987 AS DOCUMENT NO. 87013578, IN COOK COUNTY, ILLINOIS.

Exempt Under Real Estate Tax Act, Ch. 4

Par. E of Cook County Ord. 1-10-87

Date: 4/1/11 Sign: Terrence D. Kane

*attorney*

Office

# 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 and hold title to real estate under the laws of the State of Illinois.

Date: 4/1/11

Signature: *X. Shawn Botthof*  
Grantor or Agent



SUBSCRIBED and SWORN to before me on:

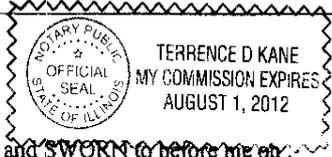
(Impress Seal Here)

*Terrence D Kane*  
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.

Date: 4/1/11

Signature: *X. Shawn Botthof*  
Grantee or Agent



SUBSCRIBED and SWORN to before me on:

(Impress Seal Here)

*Terrence D Kane*  
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 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.]