

UNOFFICIAL COPY

DEED IN TRUST

The GRANTORS, **GEORGE WILMOTH, JR.** and **MARY M. WILMOTH**, husband and wife, of the Village of Elmwood Park, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, CONVEY and QUITCLAIM to GRANTEE, **GEORGE WILMOTH, JR.** and **MARY M. WILMOTH**, husband and wife, trustees of the **WILMOTH LIVING TRUST** dated June 9, 2011, a revocable inter vivos trust of which the trustees are the primary beneficiaries thereof, not as tenants in common nor joint tenancy, but as **TENANTS BY THE ENTIRETY** of the Village of Elmwood Park, County of Cook, State of Illinois, and unto all and every successor or successors in trust under said trust agreement, all of the Grantor's right, title and interest in the following described real estate, situated in the County of Cook and State of Illinois to wit:

LEGAL DESCRIPTION:

LOT 14 (EXCEPT THE SOUTH 72.54 FEET THEREOF) IN GREEN OAKS ADDITION TO MONT CLARE IN THE NORTH EAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

PERMANENT INDEX NOS.: 12-36-107-035-0000 ✓

PROPERTY ADDRESS: 2244 N. 76th Court, Elmwood Park, Illinois 60707-3039 ✓

TO HAVE AND TO HOLD the said real estate with appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust 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 and 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



Doc#: 1119545007 Fee: \$44.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/14/2011 09:07 AM Pg: 1 of 4

Exempt under the provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Act
By Robert McIntyre Agent ✓

Village of Elmwood Park
 Real Estate Transfer Stamp
 EXEMPT
 Village of Elmwood Park

S Yes
 P 4
 S Yes
 A Yes
 B Yes
 E Yes
 NT Yes

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convey either with or without consideration, to convey said premises or any part thereof to 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, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any 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 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, 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.


The real estate is homestead property.

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IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 9th day of June, 2011.



GEORGE WILMOTH, JR.



MARY M. WILMOTH

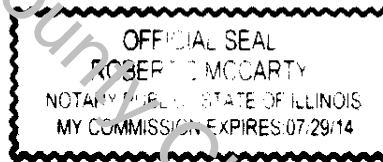
STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **GEORGE WILMOTH, JR.** and **MARY M. WILMOTH**, are 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, for the uses and purposes therein set forth.

Subscribed to and sworn before me
this 9th day of June, 2011.



NOTARY PUBLIC



This instrument was prepared by and, after recording, return to:

Robert S. McCarty
Robert S. McCarty, Ltd. ✓
5 N. Third Street
Geneva, Illinois 60134

After recording, please mail subsequent tax bills to:

George Wilmoth, Jr.
2244 N. 76th Court
Elmwood Park, Illinois 60707

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STATEMENT BY GRANTOR AND GRANTEE

The **Grantors** or their Agent affirms that, to the best of their knowledge, the name of the **Grantees** 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 21, 2011

Signature: [Signature]
Grantor or Agent

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
by the said AGENT
this 21st day of JUNE, 2011
Notary Public: [Signature]



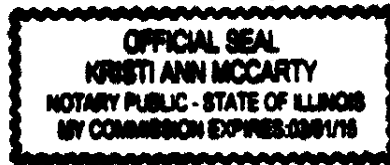
The **Grantees** or their Agent affirms and verifies that the name of the **Grantees** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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 21, 2011

Signature: [Signature]
Grantee or Agent

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
by the said AGENT
this 21st day of JUNE, 2011
Notary Public: [Signature]



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.