

UNOFFICIAL COPY



DEED IN TRUST

Doc#: 1124234001 Fee: \$72.25
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/30/2011 08:06 AM Pg: 1 of 5

THE GRANTOR(s)

ELIZABETH A. KINSER
1092 Horizon Drive
Bartlett, IL 60103

of the Village of Bartlett, County of Cook,
and State of Illinois, in consideration of the sum of
TEN Dollars, and other good and valuable consideration,
the receipt of which is hereby acknowledged, hereby convey
and quit claim to

ELIZABETH A. KINSER, not individually but as Trustee, under the terms and provisions of a certain
Trust Agreement dated the 8th day of April, 2011 and designated as the ELIZABETH A. KINSER
TRUST, and to any and all successors as Trustee appointed under said Trust Agreement, or who may
be legally appointed, the following described parcels of real estate:

SEE ATTACHED LEGAL DESCRIPTION RIDER

Address of real estate: 1092 Horizon Drive, Bartlett, Illinois 60103

Permanent Index No.: 06-28-402-019-1014

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, street, 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 compiled with, or to enquire into the powers and authority of the Trustee, and the
execution of every contract, option, deal, mortgage or other instrument dealing with the trust property,

S M
P 5
S NO
M YE
SC YE
E NO
INTJ

UNOFFICIAL COPY

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 it' 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.

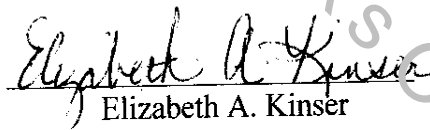
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon her removal from the County, Lynette J. Cesar is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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 now 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 waive and release 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 5th day of May, 2011.

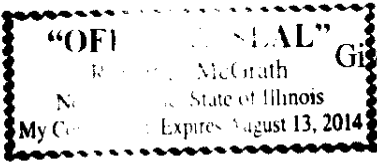

Elizabeth A. Kinser

State of Illinois)
) SS
County of Kane)

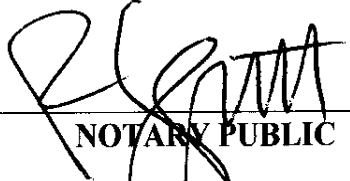
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Elizabeth A. Kinser, personally known to the to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act,

UNOFFICIAL COPY

for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 5th day of May, 2011.




NOTARY PUBLIC
Commission expires: per seal

IMPRESS SEAL HERE

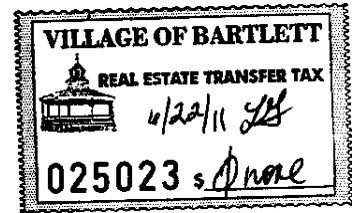
SEND SUBSEQUENT TAX BILLS TO:

Grantee
ELIZABETH A. KINSER
1092 Horizon Drive
Bartlett, IL 60103

Exempt under provisions of Paragraph e
Section 4, Real Estate Transfer Tax Act.
5-5-11 
Date Attorney

This instrument was prepared by and after recording mail to:

Robert L. McGrath, P.C.
Attorney at Law
520 W. Roosevelt Road, Suite 300
Wheaton, IL 60187



Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION:

UNIT 12-1092-C in Eagle's Ridge Condominium as delineated on the survey of the following described real estate: Lots 1 through 29, both inclusive, and 31, in Eagle's Ridge Subdivision, being a Subdivision of part of the East ½ of Section 28, Township 41 North, Range 9, East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded September 13, 1999 as Document 99865279 in the Recorder's Office of Cook County, Illinois, together with its undivided percent interest in the common elements, as amended from time to time.

Property of Cook County Clerk's Office

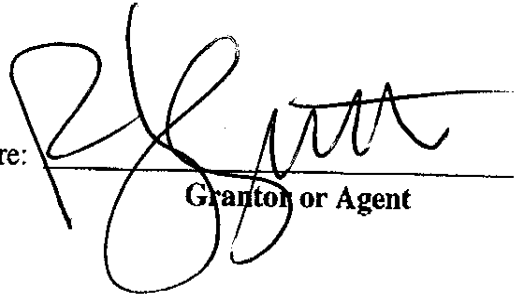
UNOFFICIAL COPY

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 title to real estate under the laws of the State of Illinois.

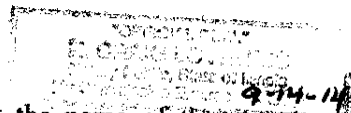
Dated 8-11, 2011

Signature: _____



Grantor or Agent

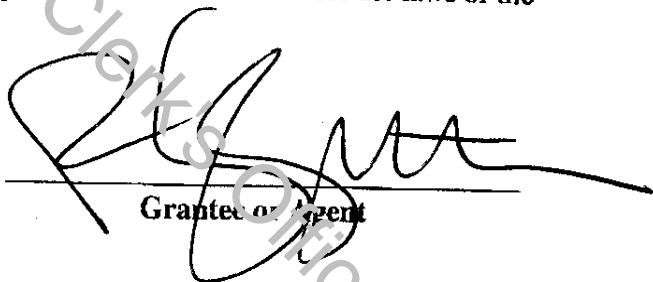
Subscribed and sworn to before me
By the said Robert Mc GRATH
This 11th day of AUGUST, 2011
Notary Public R. Curry Smeal



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 title to real estate under the laws of the State of Illinois.

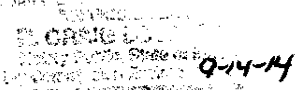
Date 8-11, 2011

Signature: _____



Grantee or Agent

Subscribed and sworn to before me
By the said Robert Mc GRATH
This 11th day of AUGUST, 2011
Notary Public R. Curry Smeal



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)