

# UNOFFICIAL COPY

QUIT CLAIM DEED  
STATE OF ILLINOIS

## QUIT CLAIM DEED IN TRUST

THE GRANTORS, STEPHEN P. HILLSTROM AND TERESA M. HILLSTROM, husband and wife, of the Village of Willow Springs, County of Cook, State of Illinois for consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid CONVEYS and QUIT CLAIMS to: TERESA M. HILLSTROM, Trustee of the TERESA M. HILLSTROM DECLARATION OF TRUST dated March 10, 1999 as restated and amended from time to time.



Doc#: 1130544027 Fee: \$44.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/01/2011 10:24 AM Pg: 1 of 4

(Reserved for Recorder's Use Only)

GRANTEE'S ADDRESS: 8951 Orchard Road, Willow Springs, IL 60480  
all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

This transaction is exempt pursuant to Section 31-45(e) of the Illinois Real Estate Transfer Law (200 ILCS 31-45) ✓

Dated: 11/22/11 ✓

  
\_\_\_\_\_, Attorney ✓

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the said real estate with the 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or any part thereof, and to resubdivide said real estate 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 real estate 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 otherwise encumber said real estate, or any part thereof, to lease said Trustee, to donate, to dedicate, to mortgage, pledge otherwise encumber said real estate, or any part thereof, to lease said real estate, 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 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 respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, including the power to release, convey or assign to another trustee conferring upon said trustee all of the power and authority herein conferred said Trustee, and to deal with said real estate 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 or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity, or

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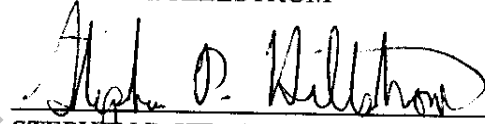
expediency of any act of said Trustee, or be obliged or privileged to inquire into any of the terms of said Trust, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 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 in all amendments thereof, if any, and binding upon all beneficiaries thereunder (c) that said Trustee, or any successor in trust, 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 under said Trust 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 any 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 as interest in the earnings, avails and proceeds thereof as aforesaid the intention hereof being to vest in said Trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

Real Estate Index Number: 23-06-102-035-0000 ✓  
Address of Real Estate: 8961 Orchard Road, Willow Springs, IL 60480 ✓

Dated this 22 day of October, 2011

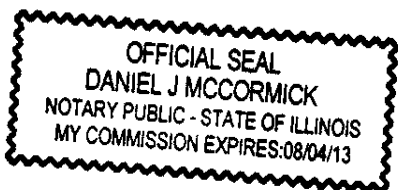
  
TERESA M. HILLSTROM

  
STEPHEN P. HILLSTROM

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF DUPAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that STEPHEN P. HILLSTROM and TERESA M. HILLSTROM 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 22 day of October, 2011



  
NOTARY PUBLIC

Prepared by: Attorney Daniel McCormick, 5205 S. Washington St, Downers Grove, IL 60515 ✓  
Mail to: Attorney Daniel McCormick, 5205 S. Washington St, Downers Grove, IL 60515  
Mail future tax bills to: Teresa M. Hillstrom Declaration of Trust, 8961 Orchard Road, Willow Springs, IL 60480

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LEGAL DESCRIPTION

LOT 1 IN THE FIRST ADDITION TO THE KNOLLS BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ IN SECTION 6, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ✓

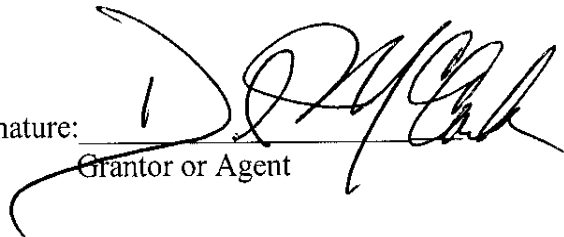
Property of Cook County Clerk's Office

**UNOFFICIAL COPY**  
**EXEMPT AND ABI TRANSFER DECLARATION STATEMENT**  
**REQUIRED UNDER PUBLIC ACT 87-543**

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.

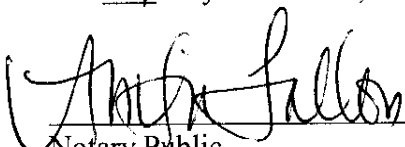
Dated October 24, 2011

Signature: \_\_\_\_\_  
Grantor or Agent



Subscribed and sworn to before me by  
the said  
this 24<sup>th</sup> day of October, 2011

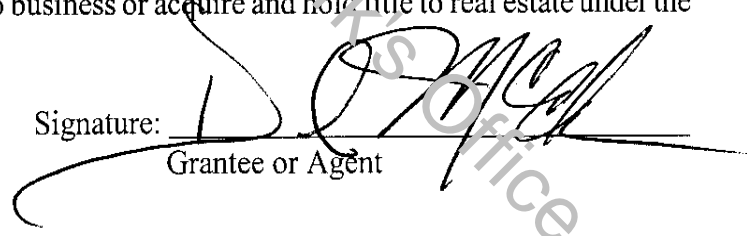


  
\_\_\_\_\_  
Notary Public

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 October 24, 2011

Signature: \_\_\_\_\_  
Grantee or Agent



Subscribed and sworn to before me by  
the said  
this 24<sup>th</sup> day of October, 2011



  
\_\_\_\_\_  
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.