

QUIT CLAIM DEED

THE GRANTORS, Nancy Collins Schumacher and Mark Schumacher of Wilmette, IL, for and in consideration of TEN and 00/100 Dollars (10.00), and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM to



Doc#: 1134616066 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/12/2011 02:44 PM Pg: 1 of 6

Nancy Collins Schumacher, Trustee of the Nancy Collins Schumacher Revocable Trust dated September 11, 2009, an undivided 1/2 interest, and to Mark Schumacher, Trustee of the Mark Schumacher Revocable Trust, dated September 11, 2009, an undivided 1/2 interest, as Tenants by the Entirety (herein referred to as "said trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreements, as said trust agreements may be amended or restated from time to time, all interest in the following described real estate in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Common Address: 723 Forest Avenue, Wilmette, Illinois 60091  
Permanent Index Number: 05-27-422-002-0000

To have and to hold the real estate with its appurtenances on the trusts and for the uses and purposes here and in said trust agreements set forth.

Full authority is granted to said trustee:

- (1) To improve, manage, protect, subdivide, and re-subdivide the real estate or any part of it as often as desired;
- (2) To dedicate parks, streets, highways or alleys, and to vacate any subdivision or part of it;
- (3) To contract to sell or exchange; to grant options to purchase; to sell on any terms; and to convey either with or without consideration;
- (4) To convey the real estate or any part of it 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;
- (5) To donate, to dedicate, to mortgage or otherwise encumber the real estate or any part of it;
- (6) To lease the real estate or any part of it, from time to time, in possession or reversion, by leases to commence in present or in future, on any terms and for any period, or periods of time; and to renew or extend leases on any terms and for any period or periods of time, and to amend, change or modify the leases and the terms and provisions thereof at any time or times hereafter;
- (7) 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 or fixing the amount of present or future rentals;
- (8) To partition or to exchange said property, or any part thereof, for other real or personal property;
- (9) To execute grants of easements or charges of any kind;
- (10) To release, convey or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof;
- (11) To deal with said real estate and every part thereof in any and all other ways and for such consideration that would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways specified above, at any time or times hereafter.

S ✓  
 P ✓  
 S ✓  
 SC ✓  
 INT R

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In no case shall any party dealing with said trustee in relation to said real estate or to whom said real estate or any part of it is 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 real estate, or be obliged to see that the terms of said trusts 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 agreements. 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 or entity relying on or claiming under any conveyance, lease, or other instrument of this type: (a) that at the time of delivery thereof the trust created by this indenture and by said trust agreements 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 agreements or in some amendment thereof, and is binding on all beneficiaries, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument of this type, 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, hers or their predecessor(s) in trust.

The interest of each beneficiary under said trust agreements and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of said real estate, and this interest is declared here to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the possession, earnings, avails, and proceeds as aforesaid.

If the title to any of the above lands is registered now or in the future, the Registrar of Titles is directed here not to register or note in the certificate of title or duplicate of it, or memorial, the words "interest" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

Grantors each expressly waive and release all right or benefit under and by virtue of all statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

This Transfer is Exempt under provision of sec. 4, par. E, Real Estate Transfer Act.

DATED this 28 day of June, 2011.

Nancy Collins Schumacher (SEAL)  
Nancy Collins Schumacher

Mark Schumacher (SEAL)  
Mark Schumacher

Recorded under Real Estate Transfer Tax Law 57-100-100-1-15  
 8E  
 County Ord. 90-17-100-4  
 Date 12/12/11

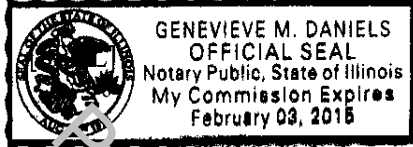
Village of Wilmette  
 Real Estate Transfer Tax  
 Exempt - 9931  
 EXEMPT  
 DEC 8 2011  
 Issue Date

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State of Illinois )  
                              ) ss.  
County of Cook     )

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Nancy Collins Schumacher and Mark Schumacher, 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 28 day of June, 2011.



*Genevieve M. Daniels*  
NOTARY PUBLIC

This instrument was prepared by Genevieve M. Daniels and GMD & Partners, Ltd.  
1640 North Wells Street, Suite 207, Chicago, IL 60614

**MAIL DEED TO:**  
Mark Schumacher  
723 Forest Avenue  
Wilmette, IL 60091

**SEND TAX BILL TO:**  
Mark Schumacher  
723 Forest Avenue  
Wilmette, IL 60091

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

LOT 6 AND THE EAST 10 FEET OF LOT 7 IN BLOCK 6 IN DINGEE'S ADDITION TO WILMETTE, IN SECTION 27, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 05-27-422-002

For informational purposes only, the subject parcel is commonly known as:

723 Forest Avenue, Wilmette, IL 60091

Property of Cook County Clerk's Office

FIDELITY NATIONAL TITLE INSURANCE COMPANY

Burnet Title • 9450 Bryn Mawr Avenue, Suite 700 • Rosemont, IL 60018

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## STATEMENT BY GRANTOR AND GRANTEE

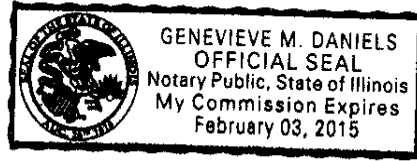
The Grantor or her Agent affirms that, to the best of her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust are either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 6/28, 2011

Signature:

Nancy Collins Schumacher  
Grantor Nancy Collins Schumacher or her Agent

Subscribed and sworn to before me  
By the said Grantor and/or Agent  
This 28 day of June, 2011



Notary Public

Genevieve Daniels

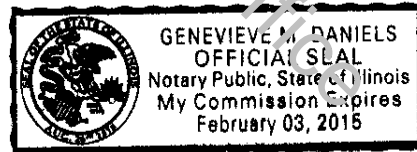
The Grantee or her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 6/28, 2011

Signature:

Nancy Collins Schumacher  
Grantee, Nancy Collins Schumacher,  
as Trustee of the Nancy Collins Schumacher  
Revocable Trust dated September 11, 2009

Subscribed and sworn to before me  
By the said Grantee and/or Agent  
This 28th day of June, 2011



Notary Public

Genevieve Daniels

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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

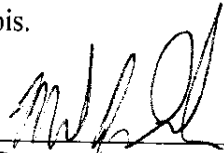
# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

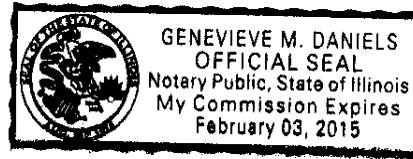
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust are either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 6/28, 2011

Signature:

  
Grantor Mark Schumacher or his Agent

Subscribed and sworn to before me  
By the said Grantor and/or Agent  
This 28<sup>th</sup> day of June, 2011



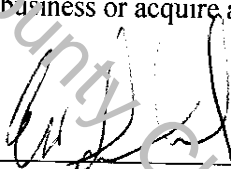
Notary Public

Genevieve Daniels

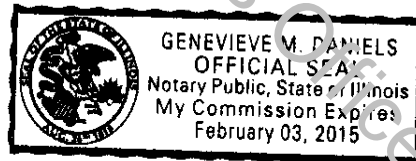
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 6/28, 2011

Signature:

  
Grantee, Mark Schumacher,  
as Trustee of the Mark Schumacher Revocable  
Trust dated September 11, 2009

Subscribed and sworn to before me  
By the said Grantee and/or Agent  
This 28<sup>th</sup> day of June, 2011



Notary Public

Genevieve M. Daniels

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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)