

# UNOFFICIAL COPY

## DEED IN TRUST



Doc#: 1206854000 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/08/2012 09:50 AM Pg: 1 of 3

The Grantor, **MATHIAS B. NILSSON a/k/a BERTIL MATHIAS NILSSON**, married to **SARAH ALVORD NILSSON**, both of 501 Ascot Lane, Streamwood, the County of **Cook**, and State of **Illinois**, for and in consideration of **TEN (\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS IN HAND PAID, CONVEYS AND WARRANTS UNTO Bertil Mathias Nilsson and Sarah Alvord Nilsson, not individually but as trustees under the provisions of a trust agreement dated**

February 16, 2012

and known as the **NILSSON FAMILY TRUST**, whose present address is 501 Ascot Lane, Streamwood, Illinois, as Grantee,

and unto all and every successor or successor in trust under said trust agreement, the following described real estate in the County of **Cook** and State of **Illinois** to wit:

**PARCEL I:** LOT 15-C IN THE COMMONS OF SURREY WOODS, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1986 AS DOCUMENT NUMBER 86544179, IN COOK COUNTY, ILLINOIS; AND

**PARCEL II:** EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL I AS SET FORTH AND DEFINED IN THE PLAT OF SUBDIVISION AND AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 87145444, AS AMENDED BY DOCUMENT NUMBER 87668960, AND AS MAY BE AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:** 06-15-408-055

**FOR RECORDER'S INDEX PURPOSES, INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE.**  
501 Ascot Lane, Streamwood, Illinois 60107

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

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, 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 convey either with or without consideration; to convey said premises or any part thereof to a successor or successor in trust and to grant to such successor or successor 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 in the case of any single demise a 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 consideration 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.

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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 the 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 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 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 successor 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 said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of 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 Grantor aforesaid has hereunto set his/her hand and seal this 16<sup>th</sup> day of

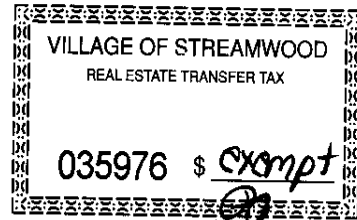
16 February, 2012.

*Mathias Nilsson* (SEAL)  
**MATHIAS B. NILSSON a/k/a BERTIL MATHIAS NILSSON, Grantor**

*Sarah Alvard Nilsson* (SEAL)  
**SARAH ALVORD NILSSON, Grantor's spouse**

Exempt under the provisions of §(e) of the "Real Estate Transfer Tax Act" (35 ILCS 200/31-45).

2-16-12 *Robert R. Ekroth*  
 Date Buyer, Seller or Representative



STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **BERTIL MATHIAS NILSSON and SARAH ALVORD NILSSON**, 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 jointly and severally 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 16<sup>th</sup> day of February, 2012.



*Mary E. Noyszewski*  
 Notary Public  
 My commission expires 10-06-2015

**THIS INSTRUMENT PREPARED BY AND MAIL RECORDED DEED TO:**  
 Robert R. Ekroth, Esq.  
 ROBERT R. EKROTH LAW OFFICE, INC.  
 15 Salt Creek Lane, Suite 122  
 Hinsdale, IL 60521

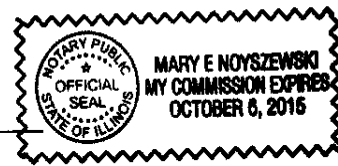
**SEND SUBSEQUENT TAX BILLS TO:**  
 Bertil Mathias Nilsson and Sarah Alvard Nilsson,  
 co-trustees, Nilsson Family Trust  
 501 Ascot Lane  
 Streamwood, Illinois 60107

**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 2-16-12Signature Robert R Ekroth  
Grantor or Agent

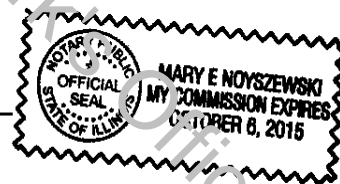
Subscribed and sworn to before me  
by the said Robert R Ekroth, Attorney for Grantor this 16<sup>th</sup>  
day of FEBRUARY, 2012.

Notary Public Mary E. Noyszewski

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.

Dated 2-16-12Signature Robert R Ekroth  
Grantee or Agent

Subscribed and sworn to before me  
by the said Robert R. Ekroth, Attorney for Grantee this 16<sup>th</sup>  
day of February, 2012.

Notary Public Mary E. Noyszewski

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 the provisions of Section 31-45 of the Illinois Real Estate Transfer Tax Law (35 ILCS 200/31-45).