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Doc#: 1208346009 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/23/2012 11:46 AM Pg: 1 of 4

**DEED IN TRUST
(ILLINOIS)**

THE GRANTOR

Betty L. Gronquist, married to
Donald R. Gronquist

Above space for Recorder's Office Only

of 6605 Pondview Drive, Tinley Park, the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to **Donald R. Gronquist and Betty L. Gronquist of 6605 Pondview Drive, Tinley Park, Illinois, Trustees of the Donald R. Gronquist and Betty L. Gronquist Trust dated March 23, 2012**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

See Attached Legal Description.

Permanent Real Estate Index Number(s): 31-06-210-053-0000
Address(es) of real estate: 6605 Pondview Drive, Tinley Park, IL 60477

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, streets, 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 complied with, or to inquire 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, 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 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 if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into 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 person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or

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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.

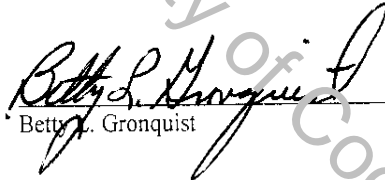
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County _____ is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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 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 Grantors 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 23rd day of March, 2012


Betty L. Gronquist

(SEAL)

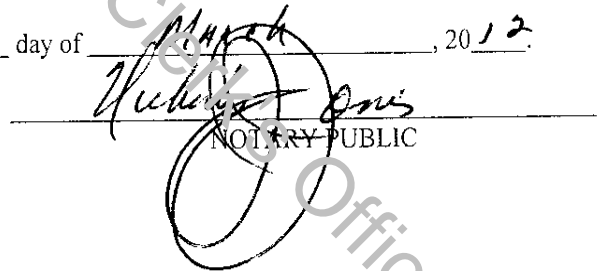

Donald R. Gronquist

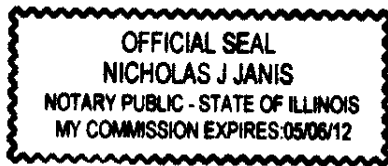
(SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Betty L. Gronquist and Donald R. Gronquist personally known to me to be the same person(s) whose name(s) 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 23rd day of MARCH, 2012.

Commission expires _____ 20 _____


NOTARY PUBLIC



This instrument was prepared by: Nicholas Janis, 9700 W. 131st Street, Palos Park, Illinois 60464

MAIL TO:

Nicholas J. Janis
9700 W. 131st Street
Palos Park, IL 60464

SEND SUBSEQUENT TAX BILLS TO:

Donald Gronquist & Betty L. Gronquist
6605 Pondview Drive
Tinley Park, IL 60477

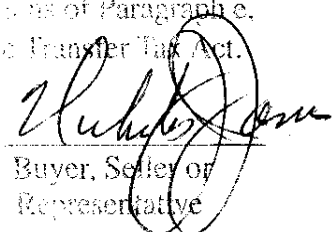
OR

Recorder's Office Box No. _____

Exempt under provisions of Paragraph e,
Section 4, Real Estate Transfer Tax Act.

3-23-2012

Date


Buyer, Seller or
Representative

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LEGAL DESCRIPTION

PARCEL 1:

THE EAST 40.00 FEET OF THAT PART OF THE LOT 2 BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00 DEGREES, 03'-34"
WEST 22.08 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 56'-26" EAST
16.44 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 56'-26" EAST
75.00 FEET; THENCE SOUTH 00 DEGREES 03'-34" WEST 85.00 FEET; THENCE NORTH 89 DEGREES 56'-
26" WEST 75.00 FEET; THENCE NORTH 00 DEGREES 03'34" EAST 85.00 FEET TO THE HEREIN
DESIGNATED POINT OF BEGINNING, IN SOUTH POINTE RESUBDIVISION OF LOTS 19 AND 20 IN
SOUTH POINTE PHASE 2 BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 35
NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID
RESUBDIVISION RECORDED NOVEMBER 21, 1997 AS DOCUMENT NO. 97877166 IN COOK COUNTY,
ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL II AFORESAID AS SET FORTH IN
THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND
EASEMENTS FOR SOUTH POINT TOWNHOMES RECORDED 4/8/96 AS DOCUMENT 96261552, AS
AMENDED, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Commonly known as: 6605 Pondview Drive, Tinley Park IL 60477

PIN NO: 31-06-210-033-0000

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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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

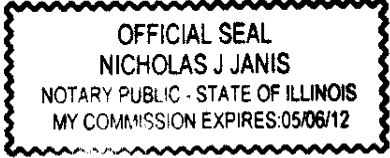
Date 3-23, 2012

Signature: *Betty L. Herzog*

Grantor or Agent

Subscribed and sworn to before me by the said this 23 day of March, 2012.

Notary Public *Nicholas J Janis*



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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

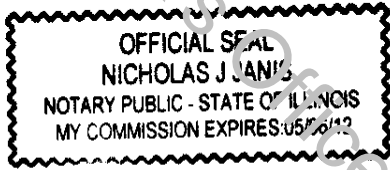
Date 3-23, 2012

Signature: *Betty L. Herzog*

Grantee or Agent

Subscribed and sworn to before me by the said this 23 day of March, 2012.

Notary Public *Nicholas J Janis*



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.)

(f; Vendrel\forms\grantee.wpd)
January, 1998