

UNOFFICIAL COPY



Doc#: 1225639075 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2012 02:24 PM Pg: 1 of 4

DEED IN TRUST

In consideration of Ten Dollars in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Brian Carlson and Carol L. Carlson, husband and wife ("Grantors"), whose mailing address is 850 Western Avenue, Northbrook, Illinois 60062, hereby transfer, convey and warrant Grantors' entire interest in real estate described in Exhibit "A" attached hereto and made a part hereof, together with all rights and appurtenances in any manner appertaining or belonging to said real estate ("the property") as follows: an undivided 50% interest

to Brian P. Carlson, as Trustee of the Brian P. Carlson Trust u/a dated August 28, 2012, whose mailing address is 850 Western Avenue Northbrook, Illinois 60062, and the remaining undivided 50% interest to Carol L. Carlson, as Trustee of the Carol L. Carlson Trust u/a dated August 28, 2012, whose mailing address is 850 Western Avenue, Northbrook, Illinois 60062, and to every successor under the respective Trust Agreements ("the Grantees"),

TO HAVE AND TO HOLD the property 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 the Trustee to improve the property or any part thereof, to contract to sell, to grant options to purchase, to lease, to sell on any terms and to convey such property or any part thereof.

Full power and authority is hereby granted to the Trustee to manage and protect the property, to convey the property or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust of all of the title, estate, powers, and authorities vested in the Trustee, to mortgage, pledge or otherwise encumber such property, or any part thereof, to partition or to exchange said 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 property or any part thereof, and to deal with said property and every part thereof in all other ways and for such considerations 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.

In no case shall any party dealing with the Trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, or be obliged to see that the terms of the trust


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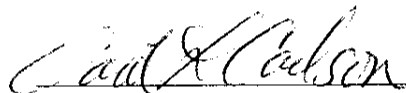
have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to said 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 this Deed in Trust and by the Trust Agreement was in full force and effects (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the Trust Agreement and binding upon all beneficiaries thereunder; (c) that the 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 successors in trust have been properly appointed and fully vested with all title, estate, rights, powers, authorities, duties and obligations of the original Trustee.

IN WITNESS WHEREOF, the Grantors have executed and delivered (and Grantees have received and accepted) this Deed in Trust on August 28, 2012.

Grantors:



Brian P. Carlson

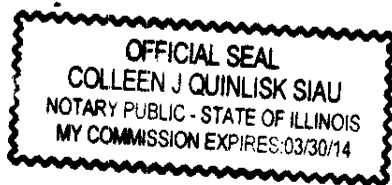



Carol L. Carlson

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The foregoing instrument was acknowledged before me on August 28, 2012, by Brian P. Carlson and Carol L. Carlson

[Seal]





Colleen J. Quinlisk Siau
Notary Public
My commission expires: 03/30/2014

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EXHIBIT A

Legal Description

LOT 31 IN JOHN S. CLARK AND SON'S ST. STEPHEN'S GREEN IN NORTHBROOK SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PUT RECORDED JANUARY 15, 1963 AS DOCUMENT 18696902, IN COOK COUNTY, ILLINOIS.

Permanent Index Number


04-09-107-030-0000

Common Address of Property

850 Western Avenue, Northbrook, Illinois 60062

This transaction is EXEMPT from transfer tax under the provisions of paragraph (e), Section 31-45 of the Real Estate Transfer Tax Law.

August 28, 2012


Agent for Grantors and Grantees

**This Deed was prepared by
and after recording mail to:**

Colleen J. Quinlisk Siau
Quinlisk & Quinlisk, Ltd.
161 N. Clark St., Ste. 4700
Chicago, Illinois 60601

Send subsequent tax bills to:

Brian P. Carlson, Trustee
Carol L. Lim, Trustee
850 Western Avenue
Northbrook, Illinois 60062

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STATEMENT BY GRANTORS AND GRANTEES

The grantors or their agent affirm that, to the best of their knowledge, the names of the grantees 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: August 28, 2012

Signature:


Colleen J. Quinlisk Siau,
Grantors' Agent

Subscribed and sworn to before me by the said Colleen J. Quinlisk Siau this 28th day of August, 2012.



Notary Public _____

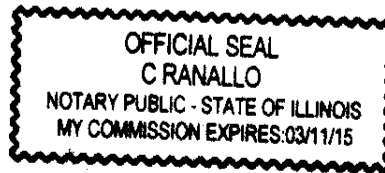
The grantees or their agent affirm and verify that the names of the grantee shown on the deed or assignment of beneficial interest in a land trust are either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: August 28, 2012

Signature:


Colleen J. Quinlisk Siau,
Grantees' Agent

Subscribed and sworn to before me by the said Colleen J. Quinlisk Siau this 28th day of August, 2012.



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.

(Attach 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.)