

UNOFFICIAL COPY

WARRANTY DEED IN TRUST



Doc#: 1230749035 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/02/2012 02:06 PM Pg: 1 of 3

Property of Cook County Clerk's Office

THIS INDENTURE WITNESSETH, THAT the GRANTORS, **VICTOR BAYER KUZNETZOV** and **NADYA BAYER**, HUSBAND AND WIFE, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to **VICTOR BAYER-KUZNETSOV**, as Trustee of the **VICTOR BAYER-KUZNETSOV TRUST DATED JUNE 12, 2012**, as to an undivided fifty-percent (50%) interest, and **NADYA MARGARET BAYER**, as Trustee of the **NADYA MARGARET BAYER TRUST DATED JUNE 12, 2012**, as to an undivided fifty-percent (50%) interest, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 140 IN SUNSET FIELD UNIT 5, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: **04-16-118-002-0000**
Address of Real Estate: **2613 FARNSWORTH, NORTHBROOK, IL 60062**

Subject to: all covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2011 and subsequent years. THIS IS HOMESTEAD PROPERTY. THE INTERESTS OF THE GRANTORS TO THE HOMESTEAD PROPERTY ARE TO BE HELD BY GRANTEE AS TENANTS BY THE ENTIRETY.

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. The Grantors and Grantees agree that the additional terms and provisions set forth on page two of this Warranty Deed in Trust are a part hereof and are incorporate herein.

In Witness Whereof, said Grantors have signed their names to these presents this day of **JUNE 12, 2012**.

VICTOR BAYER KUZNETZOV

NADYA BAYER

Certification

This transaction is exempt under the provisions of Section 4, paragraph (e) of the Illinois Real Estate Transfer Tax Act.

David Gearhart, Attorney in Fact

June 12, 12
Date

2+6
3+

UNOFFICIAL COPY

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide the said premises, 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 to a successor or successors in trust and to grant such successor or successors all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, to pledge or otherwise encumber said property, to lease said property from time to time, in possession or reversion, by leases to commence presently or in the future, and upon any terms and for any periods of time, not exceeding in the case of any single demise the term of 20 years, and to renew and extend leases upon any terms and for any periods and to amend, change or modify leases, to partition or to exchange such property 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, and to deal said property 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 to or different from the ways specified above, at any time or times hereafter.

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 this 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 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 instrument, (a) at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and by 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, mortgage, lease or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessors in trust.

The interest of each and every beneficiary hereunder 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 other disposition of said real estate, and such interest is 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 an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any part of the premises is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

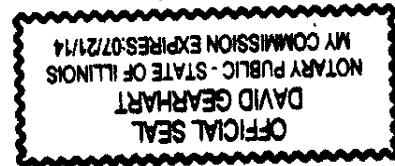
STATE OF ILLINOIS

}
} ss.

COUNTY OF COOK

}

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **VICTOR BAYER KUZNETZOV** and **NADYA BAYER**, personally known to me to be to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act and deed for the uses and purposes therein set forth.



Given under my hand and official seal, this day of JUNE 12, 2012

(Notary Public)

Prepared By:

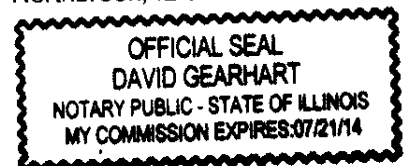
David Gearhart
Attorney at Law
1933 N. Meacham #110
Schaumburg, IL 60173

Mail Deed To:

Victor Bayer-Kuznetsov and
Nadya Margaret Bayer
2613 Farnsworth
Northbrook, IL 60062

Name & Address of Taxpayer:

Victor Bayer-Kuznetsov and
Nadya Margaret Bayer
2613 Farnsworth
Northbrook, IL 60062



UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in land trust are either a natural person, and 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: June 12, 2012

Victor Bayer Kuznetsov
Signature of Grantor, Victor Bayer Kuznetsov

Nadya Bayer
Signature of Grantor, Nadya Bayer

Subscribed and sworn to before me this day of June 12, 2012

Notary Public *David Gearhart*



The grantee or his or her agent affirms and verifies that the names of the grantees shown on the deed or assignment of beneficial interest in land trust are either a natural person, and 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: June 12, 2012

Victor Bayer-Kuznetsov
Signature of Grantee, Victor Bayer-Kuznetsov,
As Trustee

Nadya Bayer
Signature of Grantee, Nadya Margaret Bayer
As Trustee

Subscribed and sworn to before me this day of June 12, 2012

Notary Public *David Gearhart*



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 Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]