

# UNOFFICIAL COPY



## DEED IN TRUST

Doc#: 1232556008 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/20/2012 01:19 PM Pg: 1 of 3

The GRANTORS, **THOMAS GERARD HANDLER AND KATHLEEN HANDLER**, A MARRIED COUPLE WHO RESIDE IN the **VILLAGE OF NILES**, COUNTY OF **COOK**, State of Illinois, for and in consideration of Ten and 00/100 (\$10) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS and QUITCLAIMS AN UNDIVIDED 50% INTEREST IN THE PROPERTY REFERENCED BELOW TO **THOMAS GERARD HANDLER and KATHLEEN HANDLER**, AS **CO-TRUSTEES** of the **THOMAS GERARD HANDLER TRUST** dated 11/15, **2012**, AND AN UNDIVIDED 50% INTEREST IN THE PROPERTY REFERENCED BELOW TO **KATHLEEN HANDLER and THOMAS GERARD HANDLER**, AS **CO-TRUSTEES** of the **KATHLEEN HANDLER TRUST** dated 11/16, **2012**, and to any and all successors as Trustee(s) appointed under said Trust Agreements, or who may be legally appointed, Grantees, the following described real estate: (see attached legal description.)

PIN: 09-24-406-042-0000 ; 09-24-406-003-0000

Address of Real Estate: **8251 NORTH OLCOTT, NILES, IL 60714**

### Legal Description:

**LOT 146 (EXCEPT THE SOUTH 1/2 THEREOF) AND LOT 147 IN K.L. GRENNAN'S REALTY TRUST 8TH ADDITION TO GRENNAN HEIGHTS A SUBDIVISION OF NORTH WEST 1/4 OF SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust agreement and for 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 to grant such successor or successors in trust 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 portions 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 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 the 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 so 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 with the title, rights, powers and duties of the preceding Trustee.

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3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and all of the persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiary of the trust shall not have any title or interest therein, legal or equitable, except as stated.

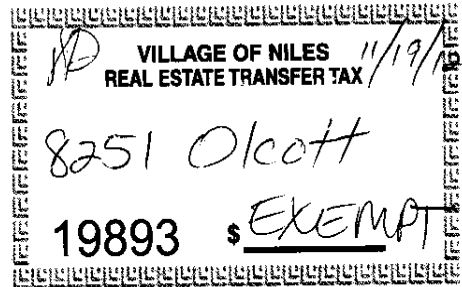
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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 not in the Certificate of Title, duplicate thereof, 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 Grantor hereby waives and releases 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 6 day of 11, 2012  
Thomas D. Handler  
THOMAS GERARD HANDLER

DATED this 6 day of 11, 2012  
Kathleen Handler  
KATHLEEN HANDLER



State of Illinois, County of Cook SS.



I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **THOMAS GERARD HANDLER AND KATHLEEN HANDLER**, A MARRIED COUPLE WHO ARE MARRIED TO EACH OTHER AND RESIDE IN the **VILLAGE OF NILES**, County of **COOK**, personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he and she signed, sealed and delivered the said instrument as his and her 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 6 day of November, 2012

Commission expires 10/19 2014 Jacob K Ehrensaft  
Notary Public

Exempt under provisions of paragraph e, Section 31.45, Real Estate Transfer Tax Act

11/06/12  
Dated Jacob K Ehrensaft  
Attorney for Grantor

Mail To: Jacob K. Ehrensaft, Esq.  
241 Golf Mill Professional Building, STE 800  
Niles, IL 60714

SEND SUBSEQUENT TAX BILLS TO:  
Thomas Gerard Handler and Kathleen Handler  
8251 N. Olcott  
Niles, IL 60714

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## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent(s) affirm and verify 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 persons, 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: 11/6, 2012

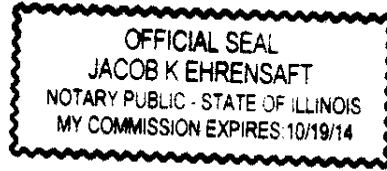
Signed: Thomas D. Handler  
Grantor, **THOMAS GERARD HANDLER**, individually

Dated: 11/6, 2012

Signed: Kathleen Handler  
Grantor, **KATHLEEN HANDLER**, individually

Subscribed and sworn to before me on

11/06, 2012  
Jacob K Ehrensaft  
Notary Public



The grantees or their agent(s) affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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: 11/6, 2012

Signed: Thomas D. Handler  
Grantee, **THOMAS GERARD HANDLER**, Co-Trustee  
of the **THOMAS GERARD HANDLER TRUST**

Dated: 11/6/1, 2012

Signed: Kathleen Handler  
Grantee, **KATHLEEN HANDLER**, Co-Trustee  
of the **THOMAS GERARD HANDLER TRUST**

Dated: 11/6, 2012

Signed: Kathleen Handler  
Grantee, **KATHLEEN HANDLER**, Co-Trustee  
of the **KATHLEEN HANDLER TRUST**

Dated: 11/6, 2012

Signed: Thomas D. Handler  
Grantee, **THOMAS GERARD HANDLER**, Co-Trustee  
of the **KATHLEEN HANDLER TRUST**

Subscribed and sworn to before me on

11/06, 2012  
Jacob K Ehrensaft  
Notary Public

