

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



Doc#: 1233345008 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/28/2012 08:52 AM Pg: 1 of 4

### THIS INDENTURE

**WITNESSETH,** That the GRANTORS, JAMES POLLPETER and WANIDA POLLPETER, Husband and Wife, of 2510 Highland Drive, in the City of Palatine, County of Cook and the State of Illinois, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, convey and warrant an undivided 50% interest unto JAMES POLLPETER, of 2510 Highland Drive, in the City of Palatine, County of Cook and the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 26th day of January, 2012, and known as THE JAMES POLLPETER TRUST, and an undivided 50% interest unto WANIDA POLLPETER, of 2510 Highland Drive, in the City of Palatine, County of Cook and the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 26th day of January, 2012, and known as THE WANIDA POLLPETER TRUST, GRANTEES, the following described real estate in the County of Cook and the State of Illinois:

Lot 6 in Block 4 in Highland Meadows, being a Subdivision of parts of the Southwest 1/4 of Section 27, the Southeast 1/4 of Section 28 and part of Lot 1 in Geisler's Subdivision, recorded as Document No. 14369552, all in Township 42 North, Range 10 East of the Third Principal Meridian, according to the Plat thereof recorded November 21, 1978, as Document No. 24731265, in Cook County, Illinois.

Permanent Index Numbers: 02-28-403-006-0000 and 02-28-403-007-0000

Property Address: 2510 Highland Drive, Palatine, Illinois 60057

And the said Grantors hereby expressly waive and release 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.

16 IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this day of November, 2012.

JAMES POLLPETER

(SEAL)

WANIDA POLLPETER (SEAL)

1238626 3/3

Old Republic National Title  
Insurance Company  
20 S. Clark Street, Ste. 2000  
Chicago, IL 60603  
312-641-7799

EXEMPT UNDER PROVISIONS OF PARAGRAPH e,  
SECTION 4, REAL ESTATE TRANSFER ACT

DATE: 11-16-2012

\_\_\_\_\_  
Seller, Buyer or Representative

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SUBJECT TO: Covenants, conditions and restrictions of record.

TO HAVE AND TO HOLD the said real estate 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 said Trustee to improve, manage, protect and subdivide said real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision of part thereof and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase; to all on any terms; to convey either with or without consideration; to convey said real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors 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 real estate, or any part thereof, to lease said real estate, 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 an period or periods of time, not exceeding in the case of any single demise the 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 real estate, or any part thereof, for other real or personal property, to grant easements or changes of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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 way above specified, at any time or times hereafter.

In no case shall any part dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leases or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority 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, whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

This conveyance is made upon the express understanding and condition that neither the trustee nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of the Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other disposition of said reach estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said reach estate as such, but only an interest in the earnings avails and proceeds thereof as aforesaid, the intention being to vest in said Trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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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 JAMES POLLPETER and WANIDA POLLPETER, 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 acknowledged 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 notarial seal this 16<sup>TH</sup> day of November, 2012.



*Linda Esposito*  
 \_\_\_\_\_  
 Notary Public

PREPARED BY:

WILLIAM A. HELLYER, LTD.  
 444 N. IL ROUTE 31, SUITE 100  
 CRYSTAL LAKE, ILLINOIS 60012

MAIL SUBSEQUENT TAX BILLS TO:

THE JAMES POLLPETER AND  
 WANIDA POLLPETER TRUSTS  
 2510 HIGHLAND DRIVE  
 PALATINE, ILLINOIS 60067

RETURN TO:

JAMES POLLPETER  
 2510 HIGHLAND DRIVE  
 PALATINE, ILLINOIS 60067

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms, to the best of his knowledge, the name of the Grantor shown on the Deed 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, 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: 11-16-12

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantor or Agent  
*Warwick*

Subscribed and sworn to before me this 16<sup>th</sup> day of November, 2012.

*[Handwritten Signature]*  
Notary Public



The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed 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 and hold title to real estate under the laws of the State of Illinois.

Dated:

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantee or Agent  
*Warwick*

Subscribed and sworn to before me this 16<sup>th</sup> day of November, 2012.

*[Handwritten Signature]*  
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.)