



Doc#: 1235650061 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/21/2012 11:46 AM Pg: 1 of 3

## DEED IN TRUST

**CAUTION:** Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

### THE GRANTOR

Timothy J. Stearns and Jennifer L. Stearns, husband and wife, of  
1215 N. Watling Street  
Arlington Heights, IL 60004

*(The Above Space for Recorder's Use Only)*

of the Village of Arlington Heights of the County of Cook, and State of Illinois in consideration of the sum TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Jennifer L. Stearns as Trustee, under the terms and provisions of a certain Trust Agreement known as the Jennifer L. Stearns revocable Trust dated July 27, 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 3rd page for legal description.)

Property Index Number (PIN): 03-19-308-014-0000

Address of Real Estate: 1215 N. Watling Street Arlington Heights, IL 60004

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 successor in trust, any or all of the title and estate of the trust, and to 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, street, 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 enquire into powers and authority of the Trustee, and the execution of every contract, option, deed, 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, 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 persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from sale or other disposition of the trust property, and such interest is hereby declared to be personal only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

# UNOFFICIAL COPY

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 Title is directed not to register or note in 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 Grantor(s) hereby waive(s) and release(s) 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 20<sup>th</sup> day December of 2012

IN WITNESS WHEREOF, the grantors hand \_\_\_\_\_ and seal \_\_\_\_\_ the day and year first above written.

Timothy J. Stearns (SEAL)  
Timothy J. Stearns

Jennifer L. Stearns (SEAL)  
Jennifer L. Stearns

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 personally known to me to be the same persons who names subscribed to the foregoing instrument, **Timothy J. Stearns and Jennifer L. Stearns** appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act as such trustees, for the uses and purposes therein set forth.

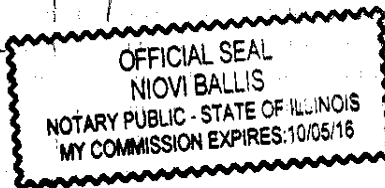
Given under my hand and official seal, this 20<sup>th</sup> day of December, 2012.

Commission expires \_\_\_\_\_

10/05/2016

NOTARY PUBLIC

Niovi Ballis



THIS INSTRUMENT WAS PREPARED BY:

Peter J. Janus, Jr.  
ATTORNEY AT LAW  
JANUS & HERRON, P.C.  
400 Skokie Blvd., Suite 380  
Northbrook, IL 60062

MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

Timothy J. Stearns and Jennifer L. Stearns  
1215 N. Wading Street Arlington Heights, IL 60004

# UNOFFICIAL COPY

**Legal Description**  
of premises commonly known as

1215 N. Watling Arlington Heights, IL 60004

THE NORTHEASTERLY 75 FEET OF LOT 73 AND THE SOUTHWESTERLY 25 FEET OF LOT 74 IN SHERWOOD, A SUBDIVISION OF LOT 1 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS THE SOUTHWEST 1/4 OF SECTION 19, AFORESAID, EXCEPT THE WEST 78 ACRES THEREOF MORE OR LESS AND EXCEPT THE SOUTH 25 FEET FOR HIGHWAY) AS SHOWN ON PLAT RECORDED JULY 10, 1930 AS DOCUMENT 10,701,276, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office