

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

This instrument prepared  
by and mail to:  
Michael J. Fleck, Esq.  
11608 Dean St., P.O. Box 992  
Huntley, IL 60142



Doc#: 1301713023 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/17/2013 11:28 AM Pg: 1 of 4

Grantees Address and mail  
Tax Bills to:  
Leslie J. Horak and  
Judith M. Horak Trustees  
790 Randi Lane  
Hoffman Estates, IL 60169

THE GRANTORS, **LESLIE HORAK AND JUDY HORAK, husband and wife**, of the Village of Hoffman Estates, County of Cook and State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid,

CONVEY AND QUIT CLAIM unto **LESLIE J. HORAK**, as Trustee under the provisions of a Trust Agreement dated September 26, 2012, and known as the **LESLIE J. HORAK TRUST**, as to one-half (1/2) interest and unto **JUDITH M. HORAK**, as Trustee under the provisions of a Trust Agreement dated September 26, 2012, and known as the **JUDITH M. HORAK TRUST**, as to one-half (1/2) interest (hereinafter referred to as "said trustee"), 790 Randi Lane, Village of Hoffman Estates, County of Cook and State of Illinois, and unto all and every successor or successors in trust under said trust agreements, the following described real estate in the County of Will and State of Illinois, to wit:

School Trustees Sub; Sect. 16; Township 41, Range 10; THAT PRT 1/4 AC N&S BODE RD LYG S OF N/LN LT 54 EXT WLY (IN PARTIDGE HILL PHASE 12 SUB) & N OF S/LN SD LT EXT WLY (IN SD SUB); LOT 12.

PIN NO. 07-16-319-075

Address of Property: 790 Randi Lane, Hoffman Estates, IL 60169

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.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises of any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; 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 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 property, or any part thereof; to lease said property, or any part thereof, from time

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to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any 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 property, or any part thereof, 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 or any part thereof; and to deal with 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 above specified, 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 of the 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 conveyance, lease or other instrument, (a) that 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 conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in 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, 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 are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor 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 hereby 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.

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And the said Grantor hereby expressly waives and releases 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.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 27 day of NOVEMBER, 2012.

Leslie Horak  
LESLIE HORAK

Judy Horak  
JUDY HORAK

STATE OF ILLINOIS        )  
  )SS.  
COUNTY OF McHENRY    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **LESLIE HORAK AND JUDY HORAK, husband and wife**, 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 that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

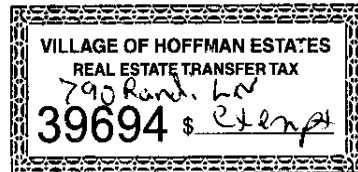
Given under my hand and official seal, this 27<sup>th</sup> day of November, 2012.

Nancy L. Dvorak  
Notary Public

EXEMPT UNDER THE PROVISIONS OF  
PARAGRAPH (e), SECTION 31-45 OF  
THE REAL ESTATE TRANSFER TAX LAW



12-12-12        [Signature]  
Date                      Representative



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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust 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 title to real estate under the laws of the State of Illinois.

Dated 12/12, 2012

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

Subscribed and sworn to before me  
By the said Michael J Fleck  
This 12th day of December, 2012  
Notary Public Nancy L. Dvorak



The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust 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 title to real estate under the laws of the State of Illinois.

Date 12/12, 2012

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

Subscribed and sworn to before me  
By the said Michael J Fleck  
This 12th day of December, 2012  
Notary Public Nancy L. Dvorak



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)