

# UNOFFICIAL COPY



DEED IN TRUST  
(ILLINOIS)

Doc#: 1303247005 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/01/2013 11:39 AM Pg: 1 of 3

Mail subsequent tax bills to:

GRANTEES  
MICHAEL G. RAUWOLF, TRUSTEE  
OF THE RAUWOLF IRREVOCABLE  
FAMILY TRUST DATED NOVEMBER 30, 2012  
5518 PALMER RANCH DRIVE  
NEW LENOX, IL 60451

GRANTORS  
AUDREY J. RAUWOLF married to  
GERALD J. RAUWOLF  
7920 TRINITY CIRCLE #2SE  
TINLEY PARK, IL 60487

WITNESSETH, that the GRANTOR AUDREY J. RAUWOLF, married to GERALD J. RAUWOLF, of the County of COOK and State of ILLINOIS, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS to MICHAEL G. RAUWOLF as Trustee under the terms and provisions of a certain Trust Agreement dated NOVEMBER 30, 2012 and designated as the RAUWOLF FAMILY IRREVOCABLE LIVING TRUST DATED NOVEMBER 30, 2012 and to any and all successors a Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

PARCEL 1: THE SOUTH 59.67 FEET OF THE NORTH 78.51 FEET OF THE EAST 34.36 FEET OF THE WEST 76.06 FEET OF LOT 26 IN KINGSFORT SOUTH II BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT 94699968.

Address of real estate: 11152 SARATOGA DRIVE, ORLAND PARK, IL 60452

Pin No.: 27-20-334-015-0000

Exempt under provisions of Paragraph E of the Property Tax Code.

Date: 11-30-12 Buyer Seller or Representative 

This Deed was prepared without the benefit of title examination or opinion at the request of the parties hereto. No warranty of guaranty of any kind whatsoever is made by its preparer as to the state of the title of the property, which is described in this Deed.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 an estate of the trust, and 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, streets, highways, or alleys, and to vacate any portion of the premises. (e) to lease an 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.

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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 enquire into the powers and 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 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 into 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 person 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 beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

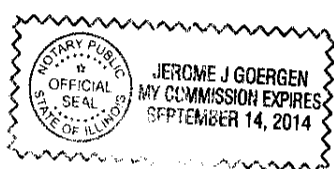
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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 note 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.

Dated this 30<sup>th</sup> day of November, 20 12

PLEASE PRINT OR TYPE NAME \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)  
SIGNATURE \_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

State of ILLINOIS, County of ss. Will ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **AUDREY J. RAUWOLF, married to GERALD J. RAUWOLF**, personally known to me to be the same person(s) whose name(s) subscribe to the foregoing instrument, appeared before me this day in person, and acknowledged that SHE signed, sealed and delivered the said instrument as 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 30<sup>th</sup> day of November, 20 12

Commission expires: 11-14-14 \_\_\_\_\_  
NOTARY PUBLIC

After recording, return to:  
Jerome J. Goergen, P.C.  
621 Rollingwood Drive  
Shorewood, IL 60404  
815.744.2210

This instrument was prepared by:  
Jerome J. Goergen, P.C.  
621 Rollingwood Drive  
Shorewood, IL 60404  
815.744.2210

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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, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 11.30.2012

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me

This 30<sup>th</sup> day of NOVEMBER, 20 12

Notary Public: [Handwritten Signature]



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 either a natural person, an Illinois corporation or a 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 person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date: 11.30.2012

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me

This 30<sup>th</sup> day of NOVEMBER, 20 12

Notary Public: [Handwritten Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A. misdemeanor for subsequent offenses. (Attached 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.)