

# UNOFFICIAL COPY



This instrument prepared by:  
Gary S. Lundeen  
806 Nerge Road  
Roselle, IL 60172

Doc#: 1305249028 Fee: \$42.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/21/2013 11:10 AM Pg: 1 of 3

Mail future tax bills to:  
Ralph T. Falkenthal  
732 Kemah Court  
Schaumburg, IL 60193

Mail this recorded instrument to:  
Gary S. Lundeen  
Attorney at Law  
806 Nerge Rd.  
Roselle, IL 60172

## QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor(s), Ralph T. Falkenthal as Successor Trustee under the Joan L. Falkenthal Declaration of Trust dated December 1, 2006, of the City of Schaumburg, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey(s) and Quitclaim(s) unto Grantee(s), Ralph T. Falkenthal as Trustee under the Ralph T. Falkenthal Declaration of Trust dated December 1, 2006, an undivided 100% interest, the following described real estate in the County of COOK and State of Illinois, to wit:

LOT 20068 IN WEATHERSFIELD UNIT 20 BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS, ON DECEMBER 12, 1972 AS DOCUMENT NUMBER 22154949.

Permanent Index Number(s): 07-21-419-013-0000  
Property Address: 732 Kemah Court, Schaumburg, IL 60193

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said Trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the 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 the Trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the Trustee in relation to the real

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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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (c) that the 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, her, or their predecessor in trust. The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her their hand(s) and seal(s) this 9<sup>TH</sup> day of NOVEMBER, 2012.

Joan L. Falkenthal Declaration of Trust dated December 1, 2006

By: Ralph T. Falkenthal  
Ralph T. Falkenthal, Successor-Trustee

STATE OF FLORIDA )  
ILLINOIS ) SS  
COUNTY OF COOK )  
Manatee

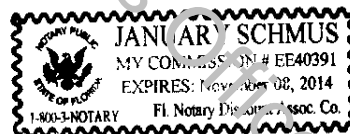
I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ralph T. Falkenthal, Successor-Trustee, is personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/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 9 day of Nov, 2012.

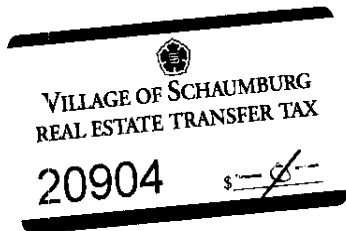
[Signature]  
Notary Public

**COUNTY - ILLINOIS TRANSFER STAMPS**

Exempt Under Provision of  
Paragraph 6 Section 4,  
Real Estate Transfer Act  
Date: 11-9-12



Ralph T. Falkenthal



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## STATEMENT BY GRANTOR AND GRANTEE

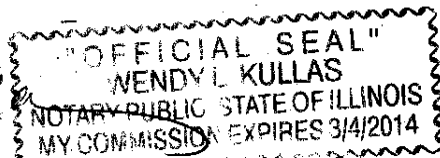
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 11-9, 2012

Signature:   
Grantor or Agent

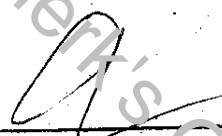
Subscribed and sworn to before me

By the said GARY LUNDEN  
This 9 day of NOVEMBER, 2012.  
Notary Public Wendy Kullas



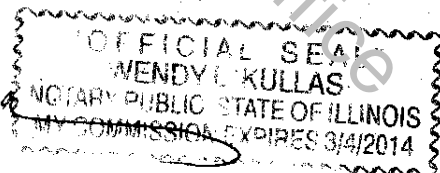
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 11-9, 2012

Signature:   
Grantee or Agent

Subscribed and sworn to before me

By the said GARY LUNDEN  
This 9 day of NOVEMBER, 2012.  
Notary Public Wendy Kullas



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.

(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.)