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DEED IN TRUST (ILLINOIS)

THE GRANTOR, NATHAN WAGNER, a surviving tenant, of the County of Cook and State of Illinois for and in consideration of Ten and No/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, Conveys and Warrants unto



Doc#: 1305616042 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/25/2013 12:07 PM Pg: 1 of 4

NATHAN WAGNER
1269 Waters Edge Lane
Northbrook, IL 60062

as Trustee under the provisions of a trust agreement known as the **NATHAN WAGNER REVOCABLE TRUST**, dated February 19, 1996, and unto all and every successor or successors in trust under said trust agreement, all of his right, title and interest in and to the following described real estate in the County of Cook, State of Illinois, to wit:

PARCEL 1:
SUBLOT 6 OF OUTLOT "C" IN WATER'S EDGE, A SUBDIVISION OF THE NORTH EAST 1/4 OF THE SOUTH EAST 1/4 (EXCEPT THE NORTH 555.0 FEET AND EXCEPT THE SOUTH 315.0 FEET OF THE NORTH 870.0 FEET OF THE EAST 330.0 FEET THEREOF), OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING WEST OF THE CENTER LINE OF MIDDLE FORK OF THE NORTH BRANCH OF THE CHICAGO RIVER), ACCORDING TO THE PLAT THEREOF RECORDED MAY 30, 1986 AS DOCUMENT 86214907, IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS AND THROUGH OUTLOT "B" OF SAID SUBDIVISION, FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS AND HOMEOWNER'S AGREEMENT RECORDED MAY 30, 1986 AS DOCUMENT 86214906.

Permanent Index Number: 04 02 401 015 0000 and 04 03 401 016 0000

Address of real estate: 1269 Waters Edge Lane, Northbrook, IL 60062

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 or 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

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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 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 time 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 containing 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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 aforesaid has hereunto set his hand and seal this 12 day of NOVEMBER, 2013.


NATHAN WAGNER

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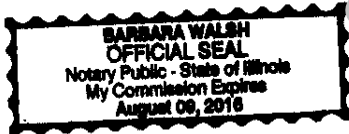
State of Illinois)
) SS
 County of Cook LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **NATHAN WAGNER**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that he signed, sealed and delivered the said instrument as his 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 23rd day of January, 2013.

My Commission expires 8/9/16

IMPRESS
SEAL
HERE



Barbara Walsh
NOTARY PUBLIC

MAIL RECORDED DEED TO:

Kenneth F. Lorch
Hamilton Thies & Lorch LLP
Suite 3800
200 South Wacker Drive
Chicago, Illinois 60606

SEND SUBSEQUENT TAX BILLS TO:

NATHAN WAGNER, Trustee
NATHAN WAGNER REVOCABLE
TRUST
1269 Waters Edge Lane
Northbrook, IL 60062

This instrument was prepared by: Kenneth F. Lorch
Hamilton Thies & Lorch LLP
200 South Wacker Drive
Suite 3800, Chicago, Illinois 60606
(312) 650-8650

This transaction is exempt under the provisions of paragraph (e) 35 ILCS 200/31-45, Real Estate Transfer Tax Law.

Date

1/24/13

Agent

Kenneth F. Lorch, Attorney

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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 1/24, 2013

Signature: _____

~~Grantor~~ Agent

Subscribed and sworn to before me

By the said Kenneth F. Lorch

This 24th day of January, 2013

Notary Public Lee Ann Milbratz



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 1/24, 2013

Signature: _____

~~Grantee~~ Agent

Subscribed and sworn to before me

By the said Kenneth F. Lorch

This 24th day of January, 2013

Notary Public Lee Ann Milbratz



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.)

REC'D