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Prepared by and return to:
Robert L. Kealy
Northwestern Law Offices, LLC
250 Parkway Drive, Suite 150
Lincolnshire, IL 60069



Doc#: 1306749075 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2013 04:11 PM Pg: 1 of 4

QUIT CLAIM DEED (Tenants by the Entirety to Trust)

The above space for Recorder's use only

THIS INDENTURE WITNESSETH, That the GRANTORS, DALE T. LARSON and PATRICIA LARSON, of the County of Cook and State of Illinois, as Tenants by the Entirety, for and in consideration of ten dollars, and other good and valuable considerations in hand paid, Convey(s) and Quitclaim(s) unto PATRICIA LARSON, as trustee of the PATRICIA LARSON LIVING TRUST, dated April 4, 1996, whose present address is 1033 Ridgeview Drive, Inverness, IL 60010, all interest in the following described real estate in the County of Cook, State of Illinois, to-wit:

UNIT #28, in the Estates at Inverness Ridge Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 1, in the Estates at Inverness Ridge - Unit 1, being a subdivision of part of the West half of Section 24, Township 42 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 2001 as document no. 00101292526; which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded October 2, 2002 as document no. 0021080525, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois. Situated in the Village of Inverness, Cook County, State of Illinois.

Permanent Index No. 01-24-100-021

Property Address: 1033 Ridgeview Drive, Inverness, IL 60010

Cook County - Illinois Transfer Stamp
or

Exempt under provisions of Paragraph
(e) Section 4, Real Estate Transfer Act

Date: Feb 4, 2013

Dale T. Larson
Attorney, Buyer, Seller or Representative

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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 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 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 the 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 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.

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If the title to any of the above lands is now or hereafter registered, the Register of Titles is hereby directed to register or not 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 grantors hereby expressly waive and release 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 grantors aforesaid have hereunto set their hands and seals on this date of Feb. 9, 2013.

(SEAL) Dale T. Larson
DALE T. LARSON

(SEAL) Patricia Larson
PATRICIA LARSON

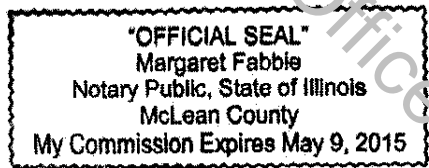
State of Illinois)
) S.S.
County of McLean)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that DALE T. LARSON and PATRICIA LARSON, personally known to me (or proved on the basis of satisfactory evidence) 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, including the release and waiver of the right of homestead.

Given under my hand and seal on this date of 02-04-2013.

Margaret Fabbie
Notary Public

SEAL



ADDRESS OF PROPERTY: 1033 Ridgeview Drive, Inverness, IL 60010

MAIL SUBSEQUENT TAX BILLS TO: Patricia Larson
1033 Ridgeview Drive
Inverness, IL 60010

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STATEMENT BY GRANTOR AND GRANTEE

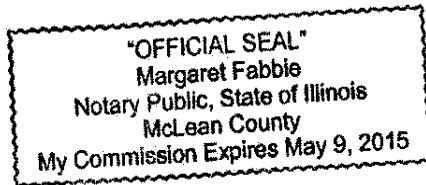
THE GRANTOR OR HIS AGENT affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: Feb 4, 2013

SIGNATURE: *Dale Larson*
Grantor or Agent

Subscribed and sworn to before me on this date of 02-04-2013

Margaret Fabbie SEAL
Notary Public



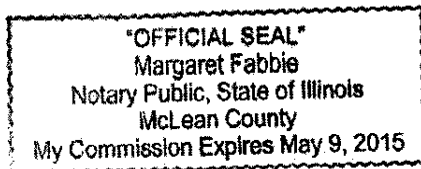
THE GRANTEE OR HIS AGENT affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 and hold title to real estate under the laws of the State of Illinois.

DATED: Feb 4, 2013

SIGNATURE: *Dale Larson*
Grantee or Agent

Subscribed and Sworn to before me on this date of 02-04-2013

Margaret Fabbie SEAL
Notary Public



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