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DEED IN TRUST

Doc#: 1319650013 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/15/2013 09:32 AM Pg: 1 of 4

MAIL TO

**Send Tax Bill to and
ADDRESS OF PROPERTY
AND GRANTEE:**

Rickey and Rita Phillips
20 Briarwood Court
Schaumburg, IL 60193

RICKEY G. PHILLIPS and RITA C. PHILLIPS, husband and wife, of 20 Briarwood Court, Schaumburg, Illinois 60193, for and in consideration of ten (\$10.00) and other good and valuable consideration, in hand paid, convey and quit claim to RICKEY G. PHILLIPS and RITA C. PHILLIPS, and to their substitutes and successors as Trustees, not individually, but as Trustees under THE RICKEY G. PHILLIPS AND RITA C. PHILLIPS REVOCABLE TRUST DATED JUNE 29, 2013 of the 20 Briarwood Court, Schaumburg, Illinois 60193 described property in the County of COOK, State of Illinois:

LOT 6 IN TIMBER CREST WOODS UNIT 1, BEING A SUBDIVISION IN THE EAST ONE HALF (1/ 2) OF THE SOUTHEAST ONE QUARTER (1/ 4) OF SECTION 21, TOWNSHIP 41 NORTH, RANTE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**COMMONLY KNOWN AS 20 BRIARWOOD COURT, SCHAUMBURG, IL 60193
PIN 07-21-401-006-0000**

Subject to: nondelinquent general real estate taxes and special taxes or assessments levied after the date of this deed; building setback lines, easements for public utilities, if any.

And that 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.

TO HAVE AND TO HOLD the said real estate with the appurtenance, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth. Full power and authority is hereby granted to said trustee to subdivide the premises or any part thereof, to dedicate parts, streets, highways or alleys and to vacate any subdivision of part thereof, and to re-subdivide the premises as often as desired, to contract to sell, to grant

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options to purchase or to sell on any terms, to convey either with or without consideration, to convey the 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 the premises, or any part thereof, to lease the premises 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, 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 premises, or any part thereof, for other real or person property, to grant easement or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to the premises, or any part thereof, and to deal with the title to the premises 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 said premises to deal with it, whether similar to or different from the ways above specified, at any time or times hereafter. In no case shall any party 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 or any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trustee deed, mortgage, lease or other instrument executed by said Trustee in relation to said premises 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 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

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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 under said Trust Agreement 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 any other disposition of said premises, 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 premises as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 29th Day of June 2013.

Rickey G. Phillips
RICKEY G. PHILLIPS

Rita C. Phillips
RITA C. PHILLIPS

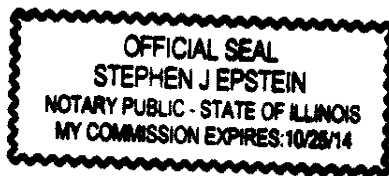
State of Illinois).
County of Cook)ss.

I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT **RICKEY G. PHILLIPS and RITA C. PHILLIPS, husband and wife**, 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 29th day of June, 2013

[Signature]
Notary Public

PREPARED BY
Stephen J. Epstein
Attorney at Law
7350 N. TRIPP AVENUE
LINCOLNWOOD, IL 60712
847-477-7058



This Deed Exempt
Under 35ILCS 200 / 31-45 (E)
And Cook Co Ord 95-104PAR13

[Signature]
6/29/2013 DATED

7-5-13
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX

22389 \$0.00

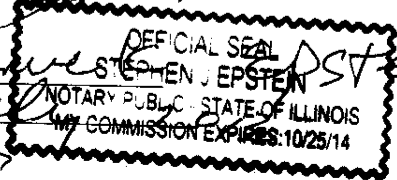
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STATEMENT BY GRANTOR AND GRANTEE

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: 7/9/2013 Signature Rozanne Epstein
Grantor or Agent

Subscribed and sworn before me by Rozanne Epstein
The said Grantor or Agent this 9 day of July

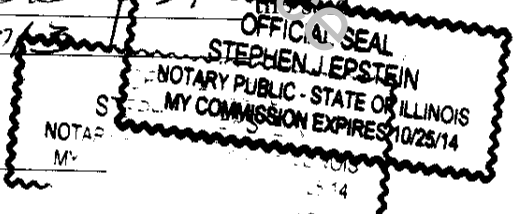


Notary Public [Signature] (seal) Commission expires _____

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.

Dated: 7/9/2013 Signature Rozanne Epstein
Grantee or Agent

Subscribed to and sworn before me by Rozanne Epstein
Grantee/Agent this 9 day of July



Notary Public [Signature] (seal) Commission expires _____

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 offences.

(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.)