

# UNOFFICIAL COPY

**This instrument prepared by:**

James J. Riebandt  
DiMonte & Lizak, LLC  
216 W. Higgins Road  
Park Ridge, IL 60068



**Mail future tax bills to:**

John P. Reynolds  
952 Pear Tree Lane  
Wheeling, Illinois 60090-5721

**Doc#: 1325616042 Fee: \$42.00**

**RHSP Fee: \$9.00 RPRF Fee: \$1.00**

**Affidavit Fee: \$2.00**

**Karen A. Yarbrough**

**Cook County Recorder of Deeds**

**Date: 09/13/2013 12:22 PM Pg: 1 of 3**

**Mail this recorded instrument to:**

James J. Riebandt  
DiMonte & Lizak, LLC  
216 W. Higgins Road  
Park Ridge, IL 60068

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, JOHN P. REYNOLDS and MARY JO REYNOLDS, husband and wife, of 952 Pear Tree Lane, Wheeling, Illinois 60090-5721, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, convey and warrant unto **JOHN P. REYNOLDS AND MARY JO REYNOLDS, AS TRUSTEES OF THE JOHN P. REYNOLDS AND MARY JO REYNOLDS REVOCABLE LIVING JOINT TRUST DATED MAY 20, 2013**, of 952 Pear Tree Lane, Wheeling, Illinois 60090-5721, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 200 IN LEMKE FARMS SUBDIVISION UNIT 2, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JULY 14, 1978 AS DOCUMENT NUMBER 3031925 AND CORRECTED FINAL PLAT REGISTERED ON MARCH 13, 1979 AS DOCUMENT NUMBER 308271, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number(s):** 03-15-216-053-0000

**Property Address:** 952 Pear Tree Lane, Wheeling, Illinois 60090-5721

together with the tenements and appurtenances thereunto belonging.

In the event of the resignation, demise or inability of the trustee to act, then CHARLES A. JEFFREY shall act as successor trustee. In the event of the resignation, demise or inability of CHARLES A. JEFFREY to act, then ATG TRUST COMPANY shall act as successor trustee.

The phrase "inability to act" as used herein shall be defined as follows: Any individual acting in a fiduciary capacity or as a beneficiary of the trust shall be considered unable to act if adjudicated incompetent or if a physician familiar with her or her physical and mental condition certifies in writing that such individual is unable to give prompt and intelligent consideration to business matters.

**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 is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any 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, to pledge or otherwise to 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 present 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

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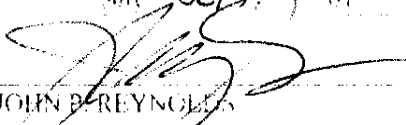
respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title, or interest in or about or easement 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 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 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 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.

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 Grantor(s) aforesaid has/have hereunto set her hand and seal this 5<sup>TH</sup> day of

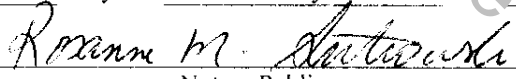
SEPT. 2013  
  
JOHN P. REYNOLDS

  
MARY JO REYNOLDS

State of Illinois )  
County of Cook ) SS.

The undersigned, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that JOHN P. REYNOLDS and MARY JO REYNOLDS, personally 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 acts, for the uses and purposes therein set forth.

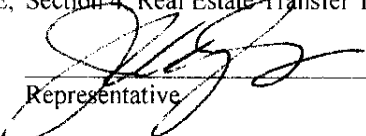
Given under my hand and notarial seal, this 5<sup>th</sup> day of July SEPT. 2013

  
Notary Public

My commission expires: 12-2-14

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act

9-5-13  
Date

  
Representative



W:\JRS\Reynolds, John & Mary Jo\Deed In Trust.docx

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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.

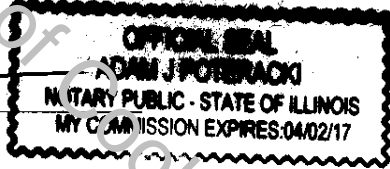
Date: September 5, 2013

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Agent

Subscribed and Sworn to before me  
this 5<sup>th</sup> day of September, 2013.

*[Handwritten Signature]*  
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.

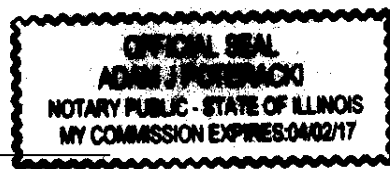
Dated: September 5, 2013

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Agent

Subscribed and Sworn to before me  
this 5<sup>th</sup> day of September, 2013.

*[Handwritten Signature]*  
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.)