

TRUSTEE'S DEED IN TRUST



Doc#: 1328429134 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/11/2013 04:59 PM Pg: 1 of 3

GRANTOR, Sandra Keller, Successor Trustee of the John D. Keller 1997 Declaration of Trust dated February 10, 1997, of 1115 Jonathan Drive, Inverness, Illinois 60010
AND

GRANTEE: Sandra Keller, as Trustee of the Sandra Keller 1997 Declaration of Trust dated February 10, 1997, of 1115 Jonathan Drive, Inverness, Illinois 60010, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed.

GRANTOR for and in consideration of Ten DOLLARS (\$10.00), and other good and valuable consideration in hand paid, and in pursuance of the power and authority vested in the Grantor as said Trustee, and of every other power and authority the Grantor hereunto enabling, does hereby **CONVEY** and **QUIT CLAIM** to **GRANTEE** the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Being Unit #69, 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.

Subject to: Real estate taxes, and valid easements, covenants, conditions and restrictions of record.

PERMANENT INDEX NUMBER: 01-24-100-063-1058 ✓

Commonly known as: 1115 Jonathan Drive, Inverness, IL 60010 ✓

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (A) to manage, improve, divided or subdivide the trust property, or any part thereof, (B) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (C) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (D) To dedicate parks, street, highways, or alleys, and to vacate any portion of the premises. (E) To lease and enter into releases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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All the covenants, conditions, powers, rights and duties vested hereby, in the respective parties; shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

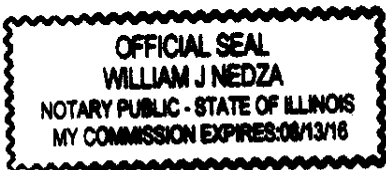
DATED this 10 day of August, 2013.

Sandra Keller
Sandra Keller, Successor Trustee as aforesaid

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Sandra Keller, 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given my hand and seal this 10 day of August, 2013.



[Signature]
Notary Public

Exempt Under Provisions of Paragraph (e) Section 31-45,(Property Tax Code, Real Estate Transfer Tax Law)

Dated this 10 day of August, 2013

Sandra Keller
Grantor or representative

Deed prepared by:	Send tax bill to:	After recording return to:
Cynthia F. Tolan Huck Bouma PC 1755 S. Naperville Road, #200 Wheaton, Illinois 60189	Sandra Keller, Trustee 1115 Jonathan Drive Inverness, Illinois 60010	Cynthia F. Tolan Huck Bouma PC 1755 S. Naperville Road, #200 Wheaton, Illinois 60189

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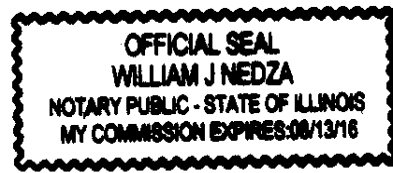
STATEMENT BY GRANTOR AND GRANTEE

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 persona, 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: Aug 10, 2013 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 10 day of August, 2013

Notary Public: [Signature]



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: Aug 10, 2013 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 10 day of Aug, 2013

Notary Public: [Signature]



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.)

EUGENE "GENE" MOORE

RECORDER OF DEEDS/REGISTRAR OF TORRENS TITLES COOK COUNTY, ILLINOIS