



This instrument prepared by:

Steffen Law, PC
17 Douglas Avenue
Elgin, IL 60120

Mail future tax bills to:

Joan L. Hanover
1108 Coldspring Road
Elgin, IL 60120

Mail this recorded instrument to:

Steffen Law, PC
17 Douglas Avenue
Elgin, IL 60120

Doc#: 1401055003 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/10/2014 09:20 AM Pg: 1 of 4

QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor(s), Joan L. Hanover, married to George A. Hanover, of the City of Elgin, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey(s) and Quitclaim(s) unto Grantee(s), Joan L. Hanover and George A. Hanover as Trustees under a trust agreement dated the 23rd day of February, 1994, and known as the Joan L. Hanover Trust, AND George A. Hanover and Joan L. Hanover, as Trustees under a trust agreement dated the 23rd day of February, 1994, and known as the George A. Hanover Trust the following described real estate in the County of Cook and State of Illinois, to wit:

That part of Lot 22 in Cobbler's Crossing Unit 3, being a Subdivision in the South 1/2 of Section 7, Township 41 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded July 19, 1989, as Document No. 89-328812, described as follows:

Commencing at the Northwest corner of said Lot 22; thence North 68 Degrees 44 Minutes 22 Seconds East along the Northerly line of said Lot 22, 103.48 feet to an angle point in said line; thence North 88 Degrees 05 Minutes 31 Seconds East along the Northerly line of said Lot 22, 20.75 feet to a point for a place of beginning; thence continuing North 88 Degrees 05 Minutes 31 Seconds East along the Northerly line of said Lot 22, 55.14 feet to the Northeast corner of said Lot 22; thence South 01 Degrees 54 Minutes 29 Seconds East along the Easterly line of said Lot 22, 101.14 feet to the Southeast corner of said Lot 22; thence Westerly along the Southerly line of said Lot 22, being a curved line convex Northerly and having a radius of 230.00 feet, an arc distance of 31.24 feet; thence North 06 Degrees 40 Minutes 17 Seconds West, 12.00 feet; thence North 16 Degrees 15 Minutes 08 Seconds West, 92.54 feet to the place of beginning, in Cook County, Illinois.

Permanent Index Number(s): 06-07-405-045-0000

Property Address: 1108 Coldspring Road, Elgin, Illinois 60120

together with the tenements and appurtenances thereunto belonging.

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 agreements set forth.

Full power and authority is hereby granted to said Trustees 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 to such successor or successors in trust all of the title, estate, powers, and authorities vested in the Trustees; 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

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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 Trustees 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 Trustees, 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 Trustees, 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 Trustees 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 Trustees 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 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.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 30th day of December, 2013.



Joan L. Hanover
Joan L. Hanover
George A. Hanover
George A. Hanover

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joan L. Hanover and George A. Hanover, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.

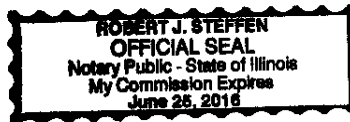
Given under my hand and Notarial Seal this 30th day of December, 2013.

Robert J. Steffen
Notary Public

Exempt under the provisions of paragraph e

Signature of Seller, Buyer, or Attorney:

Joan L. Hanover 12/30/2013
Date



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PLAT ACT AFFIDAVIT

State of Illinois

} SS.

County of Kane

Joan L. Hanover, being duly sworn on oath, states that she resides at 1108 Coldspring Road, Elgin, IL 60120. That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
- OR -
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

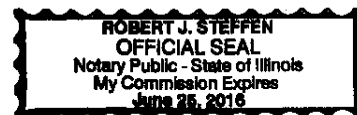
Affiant further state that she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Joan L. Hanover

SUBSCRIBED and SWORN to before me

this 30th day of December, 2013.

Robert J. Steffen



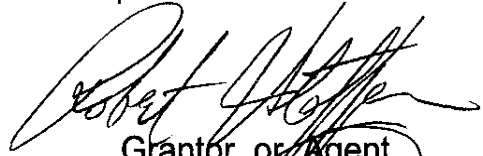
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STATEMENT BY GRANTOR AND GRANTEE

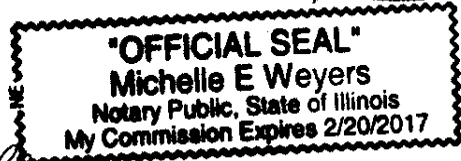
The grantor or this agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate of 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 1-9, 2004

Signature:


Grantor or Agent

Subscribed and sworn to before me by the said Robert J. Steffen this 9th day of January, 2004

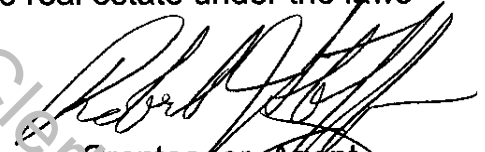


Notary Public Michelle E. Weyers

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 or 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 1-9, 2004

Signature:


Grantee or Agent

Subscribed and sworn to before me by the said Robert J. Steffen this 9th day of January, 2004



Notary Public Michelle E. Weyers

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.)