

UNOFFICIAL COPY

DEED IN TRUST

GRANTORS, Barry H. Cohn and Diane M. Cohn, his wife, of 74 Tall Grass Court, Streamwood, Illinois 60107

for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby

CONVEY and QUIT CLAIM to: Barry H. Cohn, as Trustee of the Barry H. Cohn Trust dated January 8, 2014, of 74 Tall Grass Court, Streamwood, Illinois 60107, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

SEE EXHIBIT "A" ATTACHED HERETO

PERMANENT INDEX NUMBER: 05-15-105-016-0000

Commonly known as: 74 Tall Grass Court, Streamwood, Illinois 60107

THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT BOTH THE GRANTOR'S AND THE GRANTEE'S REQUEST

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, divide 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.

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.



Doc#: 1405148173 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/20/2014 02:10 PM Pg: 1 of 5

For Recorder's Use

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The Grantor(s) hereby waive(s) and release(s) 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 30 day of JAN, 2014.

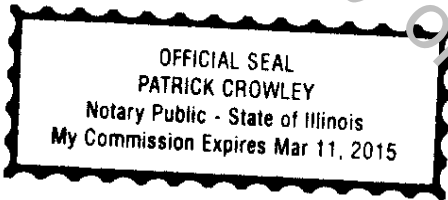
Barry H. Cohn
Barry H. Cohn

Barry H. Cohn agent
Diane M. Cohn, by Barry H. Cohn, her agent

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Barry H. Cohn, 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 he signed, sealed and delivered the said instrument as his 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 30 day of Jan, 2014.



Patrick Crowley
Notary Public

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

Audrey Skiera 2/11/14
Attorney Date

Deed prepared by: Huck Bouma PC Audrey J. Skiera 1755 S. Naperville Road, #200 Wheaton, Illinois 60189	Send tax bill to: Barry H. Cohn, Trustee 74 Tall Grass Court Streamwood, Illinois 60107	After recording return to: Huck Bouma PC Audrey J. Skiera 1755 S. Naperville Road, #200 Wheaton, IL 60189
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LOT 8 – UNIT 2 – 74 TALL GRASS COURT

LOT 8 IN REMINGTON RIDGE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2006 AS DOCUMENT 0613831122, EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE SOUTH 59 DEGREES 37 MINUTES 38 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 149.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 03 DEGREES 03 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 8, A DISTANCE OF 89.98 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE CENTERLINE OF THE COMMON WALL; THENCE NORTH 86 DEGREES 51 MINUTES 41 SECONDS EAST ALONG SAID WESTERLY EXTENSION AND ALONG SAID CENTERLINE AND ALONG THE EASTERLY EXTENSION OF SAID CENTERLINE OF THE COMMON WALL, A DISTANCE OF 125.79 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID LOT 8, SAID INTERSECTION BEING A POINT ON A CURVE; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 63.00 FEET, SUBTENDING A CHORD BEARING SOUTH 19 DEGREES 57 MINUTES 52 SECONDS EAST, AN ARC DISTANCE OF 22.89 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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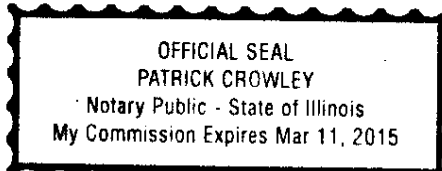
STATEMENT BY GRANTOR AND GRANTEE

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 30th JAN, 2014

Signature: *Barry A. John*
Grantor or Agent

Subscribed and sworn to before me
By the said Barry John
This 30, day of Jan, 2014
Notary Public *Patrick Crowley*



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.

Date 30th JAN, 2014

Signature: *Barry John*
Grantee or Agent

Subscribed and sworn to before me
By the said Barry John
This 30, day of Jan, 2014
Notary Public *Patrick Crowley*



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

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**Recorder of Cook County, Illinois
Plat Act Affidavit - Metes and Bounds Description**

State of Illinois)
County Of Cook) **SS**

I, Barry H. Cohn, being duly sworn on oath, states that he resides at 74 Tall Grass Court, Streamwood, Illinois 60107. That the attached deed is not in violation of 765 ILCS 205/1 of the Illinois Revised Statutes for one of the following reasons:

1. The sale or exchange of land is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 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 is between owners of adjoining and contiguous land.
5. The conveyance is 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 is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyance relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

Circle Number above Which Is Applicable to the Attached Deed.

Affiant further states that he/she makes this Affidavit for the purpose of inducing the Recorder of Cook County, Illinois to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the tract described therein.

Barry H. Cohn
Barry H. Cohn

Subscribed and Sworn to before me this 30 day of Jan, A.D., 2014.

[Signature]
Notary Public

