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PREPARED BY:

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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/11/2014 10:45 AM Pg: 1 of 4

**MAIL TAX BILL and
RECORDED DEED TO:**

Theresa A. Severin, Trustee
2602 N. Chestnut
Arlington Heights, IL 60004

WARRANTY DEED IN TRUST

THIS INDENTURE dated this 23rd day of May, 2014, **WITNESSETH**, that the Grantor, **THERESA A. SEVERIN**, an unmarried person, of Arlington Heights, IL, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, convey and warrant to the Grantee, **THERESA A. SEVERIN, as Trustee under the THERESA A. SEVERIN TRUST AGREEMENT dated May 23, 2014** (and in the event of the death, resignation, refusal or inability of the said grantee to act as such Trustee, then unto the Successor Trustee named in said Trust Agreement, as Successor in Trust with like powers, duties and authorities as are vested in the said grantee as such Trustee), the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 12 in Block 19 in Berkley Square Unit 6, a subdivision in the Northeast Quarter of the Northeast Quarter of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded August 16, 1967 as Document Number 20231041 and letter of correction recorded as Document Number 00438708, in Cook County, Illinois.

Permanent Real Estate Index Number(s):
03-18-212-012-0000

Property Address:
2602 North Chestnut
Arlington Heights, IL 60004

SUBJECT TO: (1) General real estate taxes for the year of 2013 and thereafter. (2) All instruments, covenants, restrictions, easements, conditions, applicable zoning laws, ordinances, and regulations of record.

TOGETHER, WITH ALL and SINGULAR, the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto 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

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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 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 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.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 23rd day of May, 2014.



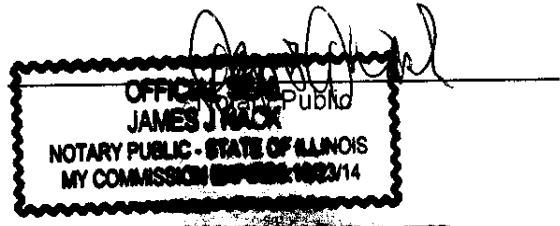
 THERESA A. SEVERIN

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STATE OF ILLINOIS)
)
) ss
JO DAVIESS COUNTY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **THERESA A. SEVERIN**, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 23rd day of May, 2014.



COUNTY – ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph (e), Section 4,
Real Estate Transfer Act

Date: May 23, 2014.

Signature: *Theresa A. Severin*

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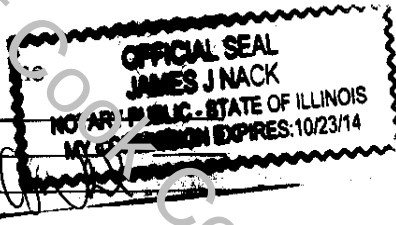
STATEMENT BY GRANTOR AND GRANTEE

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 August 5, 2014

Signature: *Theresa G. Severin*
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 5th day of August
Notary Public *[Signature]*

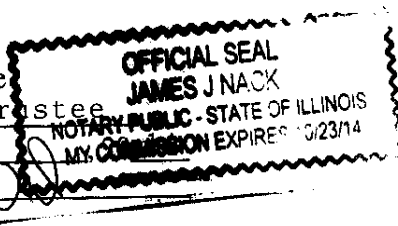


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date August 5, 2014

Signature: *Theresa G. Severin*
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee, as Trustee
This 5th day of August
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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