

# UNOFFICIAL COPY

## DEED INTO TRUST

THE GRANTOR, JEANNE W. SAGER, divorced and not since remarried, of 952 GREEN BAY ROAD, UNIT D, Cook County, GLENCOE, ILLINOIS 60022, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:



Doc#: 1427957033 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/06/2014 03:29 PM Pg: 1 of 4

JEANNE W. SAGER and CASEY O. SAGER, Trustees, or their successors in trust, of the JEANNE W. SAGER LIVING TRUST, dated September 20, 2014, and any amendments thereto, located at 952 GREEN BAY ROAD, UNIT D, GLENCOE, ILLINOIS 60022 the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

**THE NORTHWESTERLY 75.0 FEET OF THE SOUTHEASTERLY 81.0 FEET OF THE NORTHEASTERLY 34.50 FEET OF THE SOUTHWESTERLY 59.0 FEET (HEREINAFTER REFERRED TO AS PARCEL 952) OF THE TRACT DESCRIBED AS FOLLOWS: THE SOUTH 13.0 FEET OF LOT 2 AND ALL OF LOT 3 AND THE NORTH 16.0 FEET OF LOT 4 (EXCEPT THAT PART LYING NORTHEASTERLY OF THE SOUTHWESTERLY LINE OF AN EASEMENT FOR HIGHWAY PURPOSES RECORDED IN BOOK 313 OF PLATS, PAGES 29 AND 30 AS DOCUMENT NO. 11538303) IN OWNERS RESUBDIVISION OF BLOCK 45 IN FIRST ADDITION TO GLENCOE IN SECTION 6, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT FROM PARCEL 952 THAT PART LYING SOUTH OF A LINE DRAWN FROM A POINT IN THE SOUTHWESTERLY LINE OF PARCEL 952 AFORESAID 56.11 FEET NORTHWESTERLY OF THE SOUTHWESTERLY CORNER THEREOF TO A POINT IN THE NORTHEASTERLY LINE OF PARCEL 952 AFORESAID 56.51 FEET NORTHWESTERLY OF THE SOUTHEASTERLY CORNER THEREOF) IN COOK COUNTY, ILLINOIS.**

PERMANENT INDEX NO.: 05-06-309-060-0000

COMMONLY KNOWN AS: 952 GREEN BAY ROAD, UNIT D, GLENCOE, ILLINOIS 60022

SUBJECT TO: Covenants, conditions, restrictions and easements of record, 2013 real estate taxes and subsequent years.

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 the trust 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 resubdivide said property as often as desired, to contract to sell, to grant 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 to any partner of the Trust and to grant to such successor or partner all of the title, estate, powers

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and authorities vested in said Trust, to donate, to dedicate, to mortgage, pledge or otherwise 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 hold 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 easement appurtenant to said premises or any part thereof, and to deal with said property and ever 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 Trust, or any successor, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leases or mortgaged by said Trust, or any successor in trust, be obligated to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trust, 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 Trust, any successor, or any partner, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county relying upon or claiming under 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trust, any successor or partner, 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 unit holder hereunder and under said Trust Agreement 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 any other disposition of said real estate, and such interest is hereby declared to be personal property, and no successor or partner hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said JEANNE W. SAGER LIVING TRUST, the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words, "under the trust agreement", "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

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Jeanne W. Sager  
JEANNE W. SAGER, GRANTOR

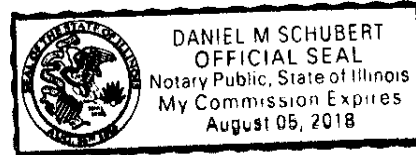
Dated: September 20, 2014

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify JEANNE W. SAGER, 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.

Given under my hand and Notarial Seal this 20<sup>th</sup> day of September, 2014.

[Signature]  
Notary Public



This transaction is exempt under provisions of paragraph (e), Section 31-45, of the Illinois Property Tax Code.

William Dyrz Date: September 20, 2014  
William Dyrz

PREPARED BY:  
William Dyrz  
Attorney at Law  
1108 Plaza Drive  
New Lenox, Illinois 60451  
(815) 462-1618

MAIL TAX BILL TO:  
Jeanne W. Sager  
952 Green Bay Road, Unit D  
Glencoe, Illinois 60022

MAIL RECORDED DOCUMENT TO:  
William Dyrz  
1108 Plaza Drive  
New Lenox, Illinois 60451

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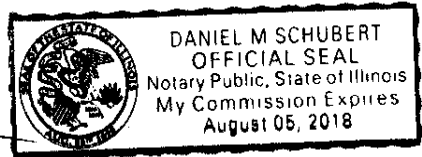
## STATEMENT BY GRANTOR AND GRANTEE

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 September 20, 2014

Signature: *Jeanne W. Sayer*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor  
This 20th day of September 20 14  
Notary Public *Daniel M Schubert*

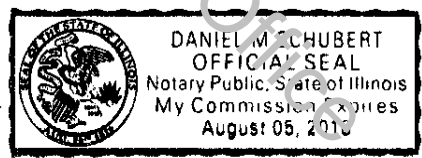


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 20, 2014

Signature: *Jeanne W. Sayer*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 20th day of September 2014  
Notary Public *Daniel M Schubert*



**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.)