REAL ESTATE TRANSFER TAX

FFICIAL COPY

DEED IN TRUST (ILLINOIS)

THE GRANTORS,

William F. Graf, Jr. and Janice E. Graf, husband and wife,



1430144081 Fee: \$42.00 RHSP Fee:\$9.00 RPHF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 10/28/2014 03:29 PM Pg: 1 of 3

Above space for Recorder's Office Only

of the County of Cool, and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM to William F. G. at Jr., and Janice E. Graf, trustees of the William & Janice Graf Trust dated September 5, 2014, and to any and all succe sors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 16 IN BLOCK 13 IN WESTBURY UNIT NO. 4, BEING A RESUBDIVISION OF ALL THOSE LOTS AND STREETS VACATED PER DOCUMENT NO. 22650177, LYING SOUTH OF FREEMAN ROAD IN HOWIE IN THE HILLS UNIT 3, A SUBDIVISION OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 02-19-425-016

Address of real estate: 4120 N. Victoria Drive, Hoffman Estates, Illinois 60195

This Quit Claim Deed was prepared for the Grantor with the benefit or requirement of a title search.

This deed is exempt pursuant to 35 ILCS 200/31-45(e)

John Parkan, dated 9-17-14-

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

- 1. The Trustee (or Trustees, as the case may be), is invested with the following p x ers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, gram options to purchase, contract to sell, to convey with or without consideration, to convey to a successor of successors in trust, any or all of the title and estate of the trust, and 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 thereir, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the p emises. (e) To lease and enter into leases 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 inquire 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 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

1430144081 Page: 2 of 3

UNOFFICIAL COPY

successors in trust, that he or they were duly appointed and are fully invested into 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 person 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.
- 4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County per the Trust is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of 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 of rate 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 eleases 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	17 day of Sept	. 20/4	
PLEASE William	Shall (SEAL)	•	(SEAL)	
PRINT OR William F. Graf Jr	(SF AL)		(SLAL)	
TYPE NAMES	PUI			
BELOW Janeel	OCICAL (SEAL)		(SEAL)	
SIGNATURE(S) Janice E. Graf)		
State of Illinois, County of 1). Mars				
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	oresaid, DO HEREBY CERTIFY		~	
As As a be	the same person whose name su	bscrib d to the foregoing instru	ument, appeared	
Example be	fore me this day in person, and a	cknowledged that she signed,	sealed and	
" TO THE TIME OF THE PROPERTY	livered the said instrument as her	r free and voluntary act, for the	e uses and	
MY COM: 1993/pu	rposes therein set forth, includin	g the release and waiver of the	right of	
ho	mestead.	2.0		
	1- 4	0000	a /	
Given under my hand and official se	al, this	day of Sept	<u>, 20/9</u> .	
	,			
Commission expires	20	Willy /		
		NOTARY P	URLIC)	
			1	
This instrument was prepared by: Jo	ohn Pankau, 105 East Irving Parl	ς Road, Itasca, Illinois 60143		
	g en w		T TO	
MAIL TO:		O SUBSEQUENT TAX BILLS		
Law Office of John Pankau		am F Graf and Janice E. Graf,	trustees	
105 E Irving Park Road		4120 N. Victoria Drive		
Itasca IL 60143	Hoffr	nan Estates, IL 60195		
O.B.		the state of the s		
OR	š UF	FICIAL SEAL \$		
ANTHONY J PANKALLIP \$				
	N∪IARY PUB	BLIC - STATE OF HUNOID		
	MY COMMIS	SSION EXPIRES:02/03/17		
	******	marked and a second of the sec		

1430144081 Page: 3 of 3

UNOFFICIAL COPY

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), 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. Signature: Subscribed and sworn to before n e By the said This Notary Public NOTARY PUBLIC STATE OF ILLINOIS 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 role to real estate under the laws of the clope H Signature: Subscribed and sworn to before me By the said , day of NOTARY PUBLIC, STATE OF

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.

Notary Public

(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.)