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DEED IN TRUST (Illinois)

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Doc#: 1430449013 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/31/2014 09:49 AM Pg: 1 of 4

THE GRANTOR, ALTHEA E. CRANDALL, a widow of the County of Cook and State of Illinois for and in consideration of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, Conveys and Quit Claims unto ALTHEA E. CRANDALL, of 125 King Court, Wheeling, IL 60090 as Trustee under the provisions of a land trust agreement dated 8-15-14, 2014 and known as Trust No. One hereinafter referred to as "said trustee," regardless of the number of trustees, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 8 (except the West 30 feet) Lot 9 in Block 1 in Dunhurst Subdivision Unit No. 4 part of the East half of the North West Quarter of Section 10, Township 42 North, Range 11, East of the Third Principal Meridian and also part of the South West Quarter of Section 3, Township 42 North, Range 11, East of the Third Principal Meridian according to the plat thereof recorded April 24, 1956 as document 16559719 in Cook County, Illinois.

Above Space for Recorder's Use Only

Permanent Tax #: 03-10-101-049-0000
Address of Real Estate: 125 King Court, Wheeling, Illinois 60090

EXEMPTION LANGUAGE: Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Act

8-15-14
Date

[Signature]
Buyer, Seller or Representative

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 are hereby granted to said trustee to improve, manage and protect said premises or any part thereof to contract to sell; to grant options to purchase; to sell on any terms; to convey with 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 mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time 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 contract respecting the manner of fixing the amount of present or future rentals; 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)

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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 or their predecessor in trust.

The interest of each and every beneficiary hereunder 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 other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof aforesaid.

And said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homestead from sale on execution or otherwise.

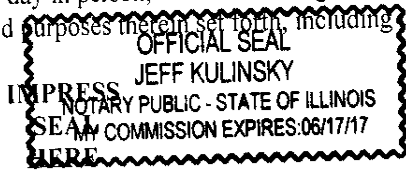
In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 15 day of August, 2014.

(SEAL)

Althea E. Crandall (SEAL)
ALTHEA E. CRANDALL

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALTHEA E. CRANDALL 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, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 15 day of August, 2014.

Commission expires 6/17, 2017

Jeff Kulinsky
NOTARY PUBLIC

This instrument was prepared by Lois Kulinsky & Associates, Ltd., 395 E. Dundee Rd., Suite 200, Wheeling, Illinois 60090
(Name and Address)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: Lois Kulinsky & Associates, Ltd.
(Name)
395 E. Dundee Road, Suite 200
(Address)
Wheeling, Illinois 60090
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

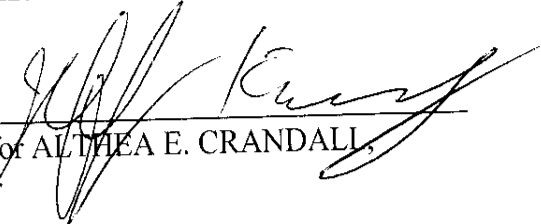
ALTHEA E. CRANDALL, Trustee
(Name)
125 King Court
(Address)
Wheeling, Illinois 60090
(City, State, and Zip)

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STATEMENT BY GRANTOR AND GRANTEE

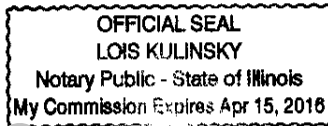
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 15, 2014.


Agent for ALTHEA E. CRANDALL,
Grantor

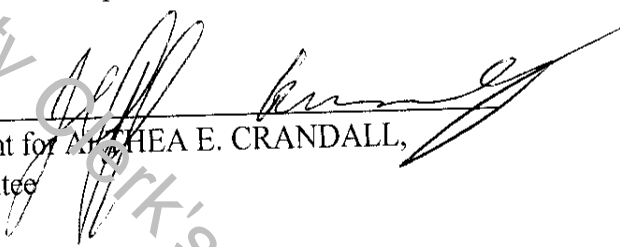
SUBSCRIBED and SWORN to
before me, this 15 day
of Aug, 2014.


Notary Public

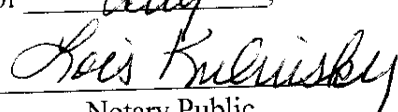


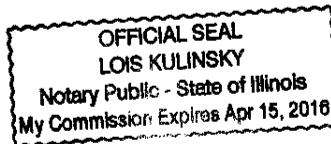
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated August 15, 2014.


Agent for ALTHEA E. CRANDALL,
Grantee

SUBSCRIBED and SWORN to
before me, this 15 day
of Aug, 2014.


Notary Public



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 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.)

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2 COMMUNITY BLVD
Wheeling, Illinois 60090
(847) 459-2600 • Fax (847) 459-9692

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 125 KING COURT (03-10-101-049-0000) has paid in full all water, sewer, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: Salena Kaur

Name: Salena Kaur

Title: Utility Billing and Revenue Collection Coordinator

Date: 10/27/2014

Clerk's Office