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WARRANTY DEED IN TRUST

PREPARED BY AND AFTER RECORDING RETURN TO:

Strauss & Malk LLP
Jay Glaubinger, Esq.
135 Revere Drive
Northbrook, IL 60062

SEND TAX BILLS TO:

Richard C. Stalzer Trust
Richard C. Stalzer, Trustee
86 Canterbury
Northfield, IL 60093



Doc#: 1433813009 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/04/2014 08:41 AM Pg: 1 of 5

THIS SPACE FOR RECORDER'S USE ONLY

THE GRANTORS, **MARY ELLEN STALZER AND RICHARD STALZER**, a married couple, (the "Grantors"), for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and other good and valuable consideration, the receipt of which is hereby duly acknowledged, CONVEY and WARRANT unto **Mary Ellen Stalzer, or her successors in trust, not individually, but as Trustee under the MARY ELLEN STALZER TRUST dated January 19, 1999, as amended, and Richard Stalzer, or his successors in trust, not individually, but as Trustee under the RICHARD C. STALZER, M.D. TRUST dated January 19, 1999, as amended, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY** (collectively the "Trustee") all interest in the following described real estate situated in Cook County, Illinois (the "Property"), legally described as:

LOT 30 IN MULBERRY HILL SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 36 RODS OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 86 Canterbury, Northfield, IL 60093

Permanent Index Number: 04-25-117-023-0000

Subject only to (if any): all covenants, conditions, and restrictions of record; public and utility easements; special government taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and any unpaid general real estate taxes for 2014 and subsequent years.

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement.

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In addition to all of the powers and authority granted to the Trustee by the terms of the Trust Agreement, full power and authority is hereby granted to the Trustee with respect to the Property or any part thereof to do any one or more of the following: improve, manage, protect and subdivide the Property or any part thereof; dedicate parks, streets, highways or alleys and vacate any subdivision or part thereof, and to resubdivide the Property as often as desired; contract to sell or convey the Property on any terms either with or without consideration; grant options to purchase; convey the Property 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 the Trustee; donate, dedicate, mortgage, pledge or otherwise encumber the Property, or any part thereof; operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on the Property; lease, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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; 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; contract to make leases, grant options to lease, options to renew leases and options to purchase the whole or any part of the reversion; contract with respect to fixing the amount of present or future rentals; partition or exchange the Property for other real or personal property; grant easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to the Property or any part thereof; enter into contracts or other agreements containing provisions exculpating the Trustee from personal liability; and deal with the 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 the Trustee in relation to the Property, or to whom the Property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the Property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Agreement. Every deed, trust deed, mortgage, lease or other assignment, instrument or document executed by the Trustee in relation to the Property 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 trusts created by this Indenture and by the Trust Agreement were 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 the Trust Agreement or in some amendments thereof and binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other assignment, instrument or document, 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 their predecessors in trust.

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IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this 15 day of ~~October~~, 2014.
November

Mary Ellen Stalzer 11-14-14
Mary Ellen Stalzer

R Stalzer 11/15/14
Richard Stalzer, M.D.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the Grantor, Mary Ellen Stalzer, is personally known to me to be the same person who executed the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of ~~October~~, 2014.
November



Notary Public: *Kevin G. Rieger*
(Seal)

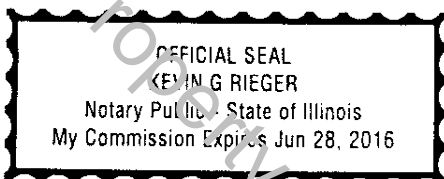
My Commission Expires: 6-28-2016

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the Grantor, Richard Stalzer, is personally known to me to be the same person who executed the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 15th day of ~~October~~^{November}, 2014.



Notary Public: [Signature]
(Seal)

My Commission Expires: 6-28-2016

COUNTY - ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISION OF PARAGRAPH 4(e) SECTION 31-45, REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45(e)).

Date: 11/15/14

Signed: [Signature]
Buyer, Seller or Agent

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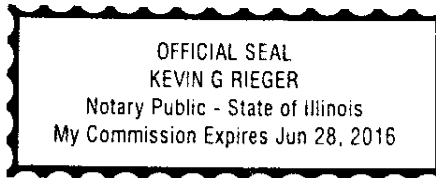
STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their knowledge, the name of the grantees 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: 11-18-14

Signature: *Shary Ellen Stutz*
Grantor or Agent

Subscribed and sworn to before me
this 15th day of ~~October~~, 2014.
November KGR



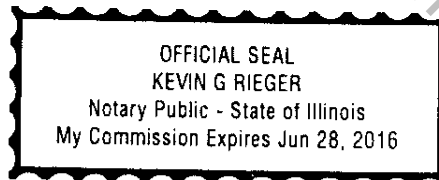
Kevin G. Rieger
Notary Public

The grantees or their agent affirm and verify that the name of the grantees 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: 11/15/14

Signature: *R. D. [Signature]*
Grantee or Agent

Subscribed and sworn to before me
this 15th day of ~~October~~, 2014.
November KGR



Kevin G. Rieger
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 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.)