

Prepared by and Return to:  
Sharon F. Banks, Attorney  
3710 Commercial Avenue, #14  
Northbrook, Illinois 60062

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Doc#: 1502322042 Fee: \$46.25  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/23/2015 10:34 AM Pg: 1 of 4

### QUIT CLAIM DEED

THE GRANTORS, MICHAEL L. BENOIT and CHRISTINE M. BENOIT, his wife, of the Village of Winnetka, County of Cook, State of Illinois, for the consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, convey and quit claim unto MICHAEL LEWIS BENOIT and CHRISTINE MARIA BENOIT, or their successor(s) in trust, as Trustees of the BENOIT FAMILY TRUST DATED JANUARY 15, 20 15, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 26 in Sunset View Subdivision, being a Subdivision of the South East ¼ of the South East ¼ of Section 18, Township 42 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address of Grantee: 1288 Sunview Lane, Winnetka, Illinois 60093

Permanent Real Estate Index Number: 05-18-403-052-0000 ✓

Address of Real Estate: 1288 Sunview Lane, Winnetka, Illinois 60093 ✓

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, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to

THE ATTACHED TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE REAL ESTATE TRANSFER ACT.

[Signature]  
Signature

1-15-15 ✓  
Date

yes  
7/15/15  
Yes  
Yes  
no  
h

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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, 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 present or in 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 99 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, be obliged to be said trustee or any person 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 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

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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 as aforesaid.

And the 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 homesteads from sale on execution or otherwise.

Dated this 15<sup>th</sup> day of January, 20 15.

Michael L. Benoit (SEAL)  
MICHAEL L. BENOIT

Christine M. Benoit (SEAL)  
CHRISTINE M. BENOIT

State of Illinois )  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL L. BENOIT and CHRISTINE M. BENOIT, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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<sup>th</sup> day of January, 20 15.

Commission expires 10-11-2018

Deborah G. Karol  
Notary Public



This instrument was prepared by Sharon F. Banks, Attorney and Counselor, 3710 Commercial Avenue, Suite 14, Northbrook, Illinois 60062.

Mail to: Ms. Sharon F. Banks  
Attorney and Counselor  
3710 Commercial Avenue, #14  
Northbrook, Illinois 60062

Send Tax Bills to:  
Mr. and Mrs. Michael L. Benoit  
1288 Sunview Lane  
Winnetka, Illinois 60093

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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 January 15, 2015

Signature *Sharon F. Banks*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Sharon F. Banks THIS 15th DAY OF January 2015.

NOTARY PUBLIC *Deborah G. Karol*



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 and hold title to real estate under the laws of the State of Illinois.

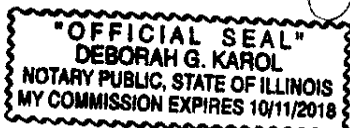
Date January 15, 2015

Signature *Sharon F. Banks*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Sharon F. Banks THIS 15th DAY OF January 2015.

NOTARY PUBLIC *Deborah G. Karol*

Return to: Sharon F. Banks, Attorney  
3710 Commercial Ave.  
Suite 14  
Northbrook, IL 60062



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.]