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## DEED IN TRUST (ILLINOIS)

Doc#: 1504450031 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/13/2015 08:45 AM Pg: 1 of 5

The Grantors,  
**James R. Kern  
and Mary E. Kern,  
husband and wife**

of the Village of  
Bartlett, County of  
Cook and the  
State of Illinois in

consideration of the sum  
of Ten Dollars

(\$10.00), and other good  
and valuable consideration

the receipt of which is hereby acknowledged, hereby conveys and quit claims to **Mary E. Kern, as Trustee of the Mary E. Kern Declaration of Trust dated the 27 day of January, 2015**, the following, described real estate:

See legal description attached hereto and incorporated herein

Address of Real Estate: 377 Bradbury Lane, Bartlett, Illinois 60103

Permanent Index Number: 06-35-321-063-000

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

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof. (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to 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 therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (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 compiled with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal,

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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 so 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 successors in trust, that he or they were duly appointed and are fully invested with 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 persons 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 or refusal of the Trustee herein named, to act, or upon the Trustee's removal the then acting successor trustee of the **Mary E. Kern** Declaration of Trust is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

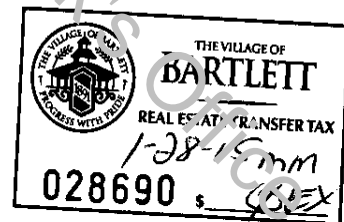
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantor hereby waives and releases any and all rights 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 27 day of JAN, 2015

James R. Kern  
James R. Kern

Mary E. Kern  
Mary E. Kern



Exempt under provision of Paragraph e Section 4,  
Real Estate Transfer Act.

Date: 1/27/15

Signature: [Handwritten Signature]

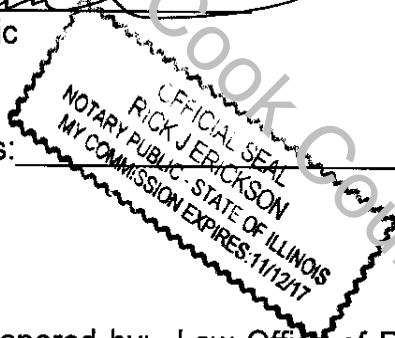
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State of Illinois, County of Cook: I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **James R. Kern and Mary E. Kern, husband and wife** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he/she/they signed, sealed and delivered the said instrument as he/she/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 seal, this 27 day of January, 2015

  
Notary Public

My Commission expires:



This instrument was prepared by: Law Office of Rick J. Erickson, Ltd., 716 Lee Street, Des Plaines, IL 60016

Send subsequent tax bills to: Mary E. Kern  
377 Bradbury Lane  
Bartlett, Illinois 60103

Upon recording mail to: Mary E. Kern  
377 Bradbury Lane  
Bartlett, Illinois 60103

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Legal Description for Property Commonly Known As:

Address of Real Estate: 377 Bradbury Lane, Bartlett, Illinois 60103

Permanent Index Number: 06-35-321-063-0000

PARCEL 1:

UNIT 409-049

LOT 9, EXCEPT THE SOUTH 117.79 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF, IN ASBURY PLACE BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 27, 2004 AS DOCUMENT 0402719063, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN AND DECLARED BY THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR ASBURY PLACE SUBDIVISION RECORDED JULY 13, 2004 AS DOCUMENT NUMBER 0419848013.

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## STATEMENT BY GRANTOR AND GRANTEE

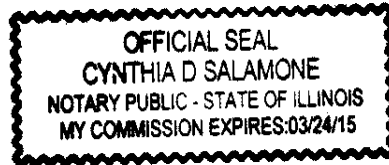
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 1/27, 2015

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me  
by the said Rick J Erickson  
this 27 day of January, 2015  
Notary Public Cynthia D Salamone



The Grantee 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: 1/27, 2015

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me  
by the said Rick J Erickson  
this 27 day of January, 2015  
Notary Public Cynthia D Salamone

