

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)



MAIL TO:

John C. Haas
Attorney at Law
115 S. Emerson Street
Mount Prospect, IL 60056-3245

Doc#: 1506213054 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/03/2015 11:21 AM Pg: 1 of 4

NAME & ADDRESS OF TAXPAYER:

Geraldine Weiler
784 N. Virn Allen Court
Palatine, IL 60067

THE GRANTOR, **GERALDINE WEILER**, a widow not since remarried and not a party to a civil union, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of Ten & no/100 Dollars, and other good and valuable considerations, in hand paid, CONVEYS and WARRANTS to: **GERALDINE WEILER**, as Trustee under the **GERALDINE WEILER DECLARATION OF TRUST** dated February 5, 2015, 784 N. Virn Allen Court, Palatine, Illinois 60067 (hereinafter referred to as "said trustee," regardless of the number of trustees), grantee,

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:

Unit 3, being a part of Lot 1 in Williams Park Place, being a Subdivision in the West Half of the Northwest Quarter of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Commencing at the Southwest corner of said Lot 1; thence North 0 Degrees 12 Minutes 00 Seconds West along the West line of said Lot a distance of 40.45 feet for the point of beginning; thence continuing North 0 Degrees 12 Minutes 00 Seconds West along said West line a distance of 37.09 feet; thence North 89 Degrees 47 Minutes 40 Seconds East a distance of 91.51 feet to the East line of said Lot 1; thence South 0 Degrees 12 Minutes 00 Seconds East along said East line a distance of 41.53 feet; thence South 89 Degrees 41 Minutes 03 Seconds West a distance of 41.26 feet; thence North 0 Degrees 06 Minutes 54 Seconds West a distance of 4.49 feet; thence South 89 Degrees 49 Minutes 58 Seconds West a distance of 50.34 feet to the point of beginning, in Cook County, Illinois.

Permanent Real Estate Index Number: **02-15-100-045**

Address of Real Estate: **784 N. Virn Allen Court, Palatine, Illinois 60067**

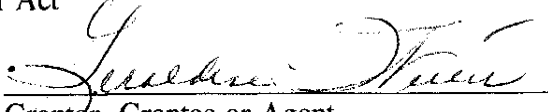
TO HAVE AND TO HOLD the said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Handwritten initials/signature

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Exempt under provisions of Paragraph E, Section 4 of Real Estate Transfer Act

2/5/15
Date


Grantor, Grantee or Agent

Full power and authority is 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 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 another trustee or to a successor or successor 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 198 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, 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) 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 as aforesaid.

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If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

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.

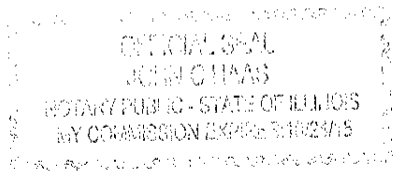
IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 5th day of February, 2015.

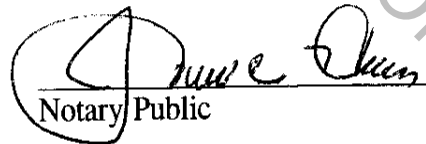
 (SEAL)
GERALDINE WEILER

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following person, **GERALDINE WEILER**, a widow not since remarried and not a party to a civil union, 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.

WITNESS my hand and official seal this 5th day of February, 2015.




Notary Public

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STATEMENT BY GRANTOR AND GRANTEE

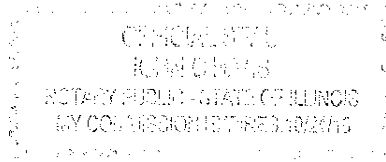
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 February 5, 2015

Signature:

Grantor or Agent

Subscribed and sworn to before me by the said GERALDINE WEILER this 5th day of February, 2015.

Notary Public

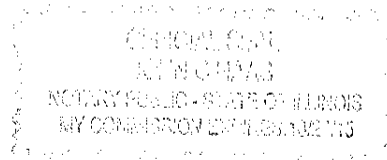
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated February 5, 2015

Signature:

Grantee or Agent

Subscribed and sworn to before me by the said GERALDINE WEILER this 5th day of February, 2015.

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)