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DEED IN TRUST

Doc#: 1511250004 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/22/2015 10:22 AM Pg: 1 of 6

**THE GRANTOR, WILLIAM W. BERGLUND**, a widower not remarried, of Cook County, and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby **CONVEYS** and **QUIT CLAIMS** to **WILLIAM W. BERGLUND** as Trustee of the **WILLIAM W. BERGLUND REVOCABLE TRUST DATED APRIL 20, 2015**, and to any and all successor trustees appointed under such trust, the entire undivided interest in the following described real estate:

PERMANENT INDEX NO.: 03-09-401-026-0000

Commonly known as: 2913 Jackson Drive, Arlington Heights, Illinois 60004-2216

Legal Description:

THE SOUTH 100 FEET OF THE NORTH 1433 FEET OF THE WEST 435.6 FEET OF THE EAST 871.2 FEET OF THE EAST ½ OF THE SOUTH EAST ¼ OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This transaction is exempt pursuant to the provisions of the Real Estate Transfer Tax Act 35 ILCS 200/31-45, Subsection (e).

  
Gene A. Eich

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into

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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 complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, 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 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 into 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 person 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.

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.

DATED this 20<sup>th</sup> day of April, 2015

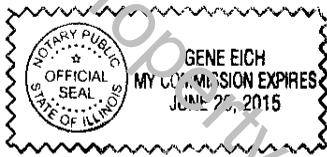
 (SEAL)  
**WILLIAM W. BERGLUND**

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State of Illinois )  
 ) SS  
County of Lake )

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DOES HEREBY CERTIFY that **WILLIAM W. BERGLUND**, a widower not remarried, is 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 he signed, sealed and delivered the said instrument as his 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 20<sup>th</sup> day of April, 2015.



*Gene Eich*  
\_\_\_\_\_  
NOTARY PUBLIC

**PREPARED BY AND MAIL TO:**

Gene A. Eich.  
6032 N. Lincoln Ave.  
Morton Grove, Illinois 60053  
(847) 965-4440

**SEND SUBSEQUENT TAX BILLS TO:**

William W. Berglund  
2913 Jackson Drive  
Arlington Heights, IL 60004

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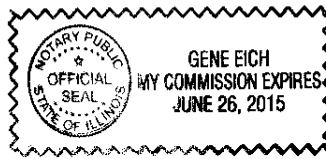
STATEMENT BY GRANTOR AND GRANTEE

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 April 20, 2015

Signature: William W. Berglund  
Grantor or Agent

Subscribed and sworn to before me by the said WILLIAM BERGLUND this 20<sup>th</sup> day of APRIL, 2015  
Notary Public Gene E. Moore

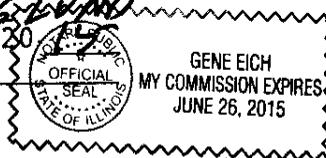


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 APRIL 20, 2015

Signature: William W. Berglund  
Grantee or Agent

Subscribed and sworn to before me by the said WILLIAM W. BERGLUND this 20<sup>th</sup> day of APRIL, 2015  
Notary Public Gene E. Moore



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.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

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## PLAT ACT AFFIDAVIT - METES AND BOUNDS DESCRIPTIONS

(Circle the Number below which is applicable to the attached Deed)

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF COOK )

WILLIAM W. BERGLUND, being duly sworn on oath, states that        he resides at 2913 Jackson Drive, Arlington Heights, IL 60004. That the attached Deed is not in violation of Chap. 765 ILCS par. 205/1 subsection (b) for one of the following reasons.

1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.

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5. The conveyance is of parcels of land or interest therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve new streets or easements of access.
7. The conveyance is of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale if of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions of configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, of any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

AFFIANT further states that \_\_\_\_\_ he makes this Affidavit for the purpose of inducing the County Recorder of COOK County Illinois to accept the attached Deed for recording.

*William W. Berglund*  
 \_\_\_\_\_  
 WILLIAM W. BERGLUND

Subscribed and sworn to  
 before me this 20th day  
 of April, 2015

*Gene Eich*  
 \_\_\_\_\_  
 Notary Public

