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1512529006

Doc#: 1512529006 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/05/2015 10:43 AM Pg: 1 of 5

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, **LOUIS A. FULTON, JR.**, of the County of Grant and State of Wisconsin, for and in consideration of One Dollar and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, Conveys and Warrants unto **LOUIS A. FULTON, JR.**, as **Trustee under Trust Agreement dated the 17th day of November, 2014, and any amendments thereto, and known as the LOUIS A. FULTON REVOCABLE TRUST**, as Grantee (and in the event of the death, resignation, refusal or inability of the said Grantee to act as such Trustee, then unto **MICHAEL BECKER**, as Successor in Trust with like powers, duties and authorities as are vested in the said Grantee as such Trustee),

whose address is: 4681 Old Highway C
Boscobel, WI 53805

the following described real estate in the County of Cook and State of Illinois, to-wit:

The Easterly 175 feet (measured on the Northerly and Southerly line) of the following described tract of land, described as follows: That part of the South Half of Section 15, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point in the South line of said Section 15, 834.0 feet East of the Southwest Corner of said Section 15, thence East along South line of said Section 15, a distance of 1125.27 feet to a point, thence North on an angle of 89 degrees 32 minutes (West to North) a distance of 654 feet, thence Northwesterly parallel with the center line of Irving Park Boulevard at an angle of 102 degrees, 12 minutes and 30 seconds South to Northwesterly 133.63 feet to a point which is the place

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of beginning, thence continuing Northwesterly on said last described course 413.12 feet; thence North 255.0 feet to the centerline of Irving Park Boulevard; thence Southeasterly along said center line 413.12 feet; thence South to the place of beginning, (except Easterly 75 feet of said tract), in Cook County, Illinois.

Parcel No.: 12-15-318-030-0000 ✓
Address: 9335 W. Irving Park Road ✓
Schiller Park, IL 60176 ✓

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

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 and 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 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 praesenti or in futuro, 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 period 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 changes 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.

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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 all of the 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Title 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 case 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

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statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, said Grantor aforesaid has hereunto set his hand and seal this 6th day of February, 2015.

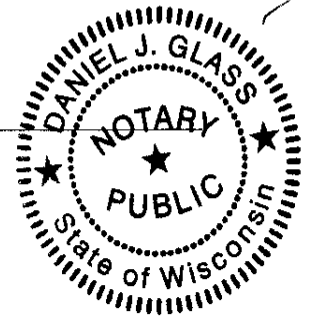
[Signature]
Louis A. Fulton, Jr.

STATE OF WISCONSIN)
) ss.
Grant COUNTY)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, Do Hereby Certify that **LOUIS A. FULTON, JR.** 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.

Given under my hand and seal this 6th day of February, 2015.

[Signature]
Notary Public
Daniel J. Glass



Return Deed & Future Taxes to: Louis A. Fulton
4681 Old Highway C
Boscobel, WI 53805

Prepared By:
Vincent, Roth, Toepfer, & Leinen P.C.
122-1/2 N. Main Street
P.O. Box 334
Galena, IL. 61036

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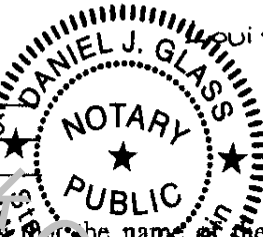
STATEMENT BY GRANTOR AND GRANTEE

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 2/4, 2015

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Louis A. Fulton, Jr.
This 6th day of February, 2015
Notary Public [Signature]

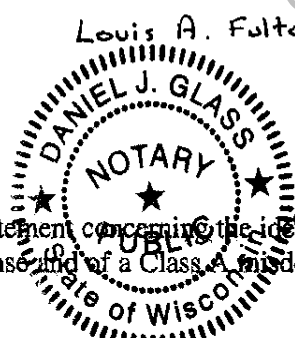


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 3/6, 2015

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Louis A. Fulton, Jr.
This 3rd day of March, 2015
Notary Public [Signature]



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.)