

# UNOFFICIAL COPY

## DEED INTO TRUST



**THIS INDENTURE WITNESSETH,  
THAT THE GRANTOR(S),**

**Doc#: 1519716085 Fee: \$44.00**  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/16/2015 03:49 PM Pg: 1 of 4

**JOHN C. MUHLHAUSEN AND  
JANET E. MUHLHAUSEN,**  
his wife, of the City of Palatine,  
County of Cook, State of Illinois,  
for and in consideration of  
Ten and no/100 (\$10.00) DOLLARS,  
and other valuable consideration in hand  
paid, **CONVEYS and QUIT CLAIMS** to

**JOHN C. MUHLHAUSEN AND JANET E. MUHLHAUSEN, AS CO-TRUSTEES OF THE  
JOHN C. MUHLHAUSEN AND JANET E. MUHLHAUSEN TRUST DATED THE 8<sup>th</sup>  
DAY OF March, 2009, AND ANY AMENDMENTS OR RESTATEMENTS  
THERETO WHICH PROVIDE THAT THE BENEFICIARIES OF THE REAL ESTATE  
DESCRIBED IN THIS INSTRUMENT WHICH IS THE PRINCIPAL RESIDENCE OF SAID  
BENEFICIARIES AND THE PRIMARY BENEFICIARIES ARE HUSBAND AND WIFE,  
AND THE BENEFICIARIES DESIRE AND INTEND TO HOLD THEIR BENEFICIAL  
INTEREST AS TENANTS BY THE ENTIRETY, 1735 N. Lynda Drive, Palatine, IL 60074,  
GRANTEE(S),**

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**LOT 37 IN CAPRI VILLAGE, BEING A SUBDIVISION OF PART OF THE SW 1/4 OF  
SECTION 1 AND PART OF THE SE 1/4 OF SECTION 2, TOWNSHIP 42 NORTH, RANGE  
10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED SEPTEMBER 17, 1956 AS DOCUMENT NO. 16691142, IN COOK  
COUNTY, ILLINOIS**

Permanent Real Estate Index Number(s): 02-02-410-005

Address(es) of Real Estate: 1735 N. LYNDA DRIVE, PALATINE, IL 60074

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

In addition to all of the powers and authority granted to the trustee by the terms of said Agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate 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 real estate 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

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in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the 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 or title or interest in or about or 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 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 the trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of said agreement, and every deed, trust deed, mortgage, lease or other instrument executed by the 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 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 Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors 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.

And said **GRANTOR(S)** hereby expressly waive(s) and release(s) 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(S)** aforesaid have hereunder set their hand(s) and seal(s) this 16 day of July, 2009. 2015

 (SEAL)  
JOHN C. MUHLHAUSEN

 (SEAL)  
JANET E. MUHLHAUSEN

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STATE OF ILLINOIS     )  
  )  
COUNTY OF DUPAGE    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **JOHN C. MUHLHAUSEN and JANET E. MUHLHAUSEN** are personally known to me to be the same person whose name(s) 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, dated the 16<sup>th</sup> day of July, ~~2009~~ 2015



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

This instrument was prepared by:

Dominic J. Mancini  
Attorney at Law  
133 Fuller Road  
Hinsdale, IL 60521

MAIL TO:

Dominic J. Mancini  
Attorney at Law  
133 Fuller Road  
Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:

John C. Muhlhausen and  
Janet E. Muhlhausen, as Co-Trustees  
1735 N. Lynda Drive  
Palatine, IL 60074

EXEMPT UNDER REAL ESTATE TRANSFER TAX ACT SECTION 4  
PAR. e & COOK COUNTY ORD. 95104 PAR.

DATE 7-16-15 SIGN. *[Handwritten Signature]*

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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.

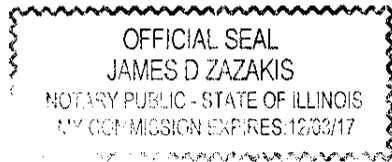
Dated: July 16, 2015

SIGNATURE \_\_\_\_\_

Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 16th day of July, 2015.

Notary Public \_\_\_\_\_



THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES 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, 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.

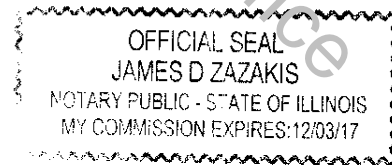
Dated: July 16, 2015

SIGNATURE \_\_\_\_\_

Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 16th day of July, 2015.

Notary Public \_\_\_\_\_



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.