

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)



### THE GRANTOR

**JEAN R. ANDERSON, a/k/a  
JEAN A. ANDERSON,  
divorced not since remarried,**

Doc#: 1519844056 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/17/2015 03:41 PM Pg: 1 of 6

Above space for Recorder's Office Only

Of the County of COOK and State of ILLINOIS for and in consideration of the sum of (\$10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to:

**JEAN A. ANDERSON, as Trustee of the JEAN A. ANDERSON DECLARATION OF TRUST DATED APRIL 16, 2015,** and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

**SEE ATTACHED**

Permanent Real Estate Index Number(s): 07-26-200-014-1058

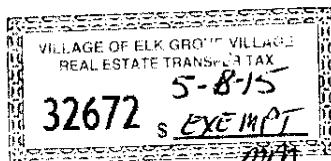
Address(es) of real estate: **277 GREENSBORO CT. UNIT 16-4 ELK GROVE VILLAGE, IL. 60007**

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 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.

S yes  
P to H  
S /  
M No  
SC yes  
E yes  
INT Stiles  
P 5/15  
S N  
M N  
SC ✓  
E ✓  
INT ✓



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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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County Board 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.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waives and releases any and all right 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 16<sup>TH</sup> day of APRIL, 2015

PLEASE  
PRINT OR  
TYPE NAMES

Jean R. Anderson (SEAL) \_\_\_\_\_ (SEAL)  
JEAN R. ANDERSON a/k/a JEAN A. ANDERSON \_\_\_\_\_

BELOW  
SIGNATURE(S)

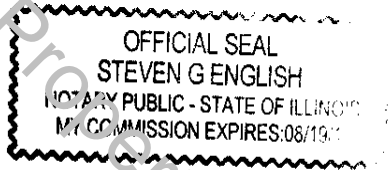
Jean R. Anderson (SEAL) \_\_\_\_\_ (SEAL)

PROPERTY OF Cook County Clerk's Office

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State of Illinois, County of MCHENRY ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DOES HEREBY CERTIFY that JEAN R. ANDERSON a/k/a JEAN A. ANDERSON, personally known to me to be the same person(s) whose name(s) 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, this 16<sup>TH</sup> day of APRIL, 2015



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

Commission expires \_\_\_\_\_

This instrument was prepared by:  
STEVEN ENGLISH,  
20 N. WALKUP AVENUE  
CRYSTAL LAKE, ILLINOIS 60014

**MAIL TO:**  
STEVE ENGLISH  
20 N. WALKUP AVENUE  
CRYSTAL LAKE, ILLINOIS 60014

**SEND SUBSEQUENT TAX BILLS TO:**  
JEAN ANDERSON  
277 GREENSBORO CT. UNIT 16-4  
ELK GROVE VILLAGE, IL. 60007

**OR**  
Recorder's Office Box No. \_\_\_\_\_

**EXEMPT UNDER PROVISIONS OF PARAGRAPH**  
**SECTION 4, REAL ESTATE**  
**TRANSFER ACT**  
DATE: 4/16/15  
*[Handwritten Signature]*  
\_\_\_\_\_  
Buyer, Seller or Representative

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# UNOFFICIAL COPY

Unit 16-4 in The Hamptons Townhome Condominium, as delineated on a survey of the following described real estate:

That part of the Northeast 1/4 of Section 26, Township 41 North, Range 10 East of the third Principal Meridian, described as follows:

Commencing at the center of said Section 26; thence N. 00° 11' 44" W., along the West line of the Northeast 1/4 of said Section 26, a distance of 721.47 feet; thence leaving said West line and running N. 89° 48' 16" E., a distance of 247.00 feet; thence S. 61° 35' 06" E., a distance of 50.92 feet; thence N. 28° 24' 54" E., a distance of 215.72 feet; thence N. 00° 11' 44" W., a distance of 193.00 feet; thence N. 89° 48' 16" E., a distance of 122.00 feet; thence N. 29° 48' 29" E., a distance of 194.50 feet; thence N. 16° 46' 04" E., a distance of 165.11 feet; thence N. 00° 09' 13" W., a distance of 96.00 feet to the POINT OF BEGINNING; thence continuing N. 00° 09' 13" W., a distance of 110.22 feet to a point on a curve, thence 11.94 feet along the arc of a curve to the left, having a radius of 330.00 feet, the chord bearing S. 89° 07' 03" E., a distance of 11.94 feet to a point of tangency; thence N. 89° 50' 47" E., a distance of 158.07 feet; thence S. 00° 09' 13" E., a distance of 110.00 feet; thence S. 89° 50' 47" W., a distance of 170.00 feet to the POINT OF BEGINNING; all in Cook County, Illinois;

which survey is attached as Exhibit B to the Declaration of Condominium recorded as Document No. 27269141, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Cook County Clerk's Office

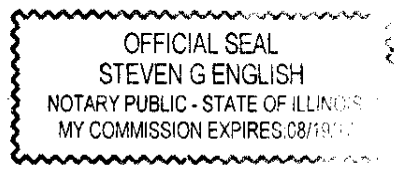
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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his/her agent affirms that, to the best of his/her knowledge and belief, 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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated April 16, 2015

Signature: Jean M. Anderson  
Grantor or Agent



Subscribed and sworn to before me by the said Jean M. Anderson this 16 day of April, 2015.

Notary Public [Signature]

The **grantee** or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust 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.

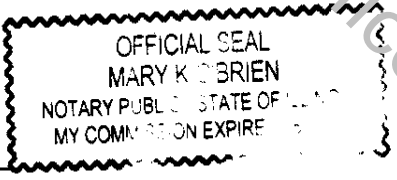
Dated April 16, 2015

Signature: [Signature]  
Grantee or Agent



Subscribed and sworn to before me by the said Steve English this 16 day of April, 2015.

Notary Public Mary K O'Brien



**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.)

File #

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**PHYLLIS K. WALTERS**  
McHenry County Recorder



McHenry County Government Center  
Administration Building  
2200 North Seminary Avenue  
Woodstock IL 60098  
Phone 815-334-4110  
Fax 815-338-9612

E-mail: [pkwalters@co.mchenry.il.us](mailto:pkwalters@co.mchenry.il.us)  
Web: [www.co.mchenry.il.us/countydept/recorder](http://www.co.mchenry.il.us/countydept/recorder)

## PLAT ACT AFFIDAVIT OF METES AND BOUNDS

STATE OF ILLINOIS )ss  
COUNTY OF MCHENRY)

Steven A. English, being duly sworn on oath,  
states that affiant resides at 277 Greenbush Ct. Unit 164, Elk Grove Village  
And further states that: (please check the appropriate box) IL 60097

- A.  That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or
- B.  That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons: (please circle the appropriate number)
  1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
  2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
  3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
  4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
  5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
  6. The conveyance 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 a public use;
  7. Conveyances made to correct descriptions in prior conveyances;
  8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
  9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
  10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

AFFIANT further states that \_\_\_he makes this affidavit for the purpose of inducing the County Recorder of McHenry County, Illinois to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME  
This 16th day of April, 2011

Signature of Notary Public

Signature of Affiant

