

UNOFFICIAL COPY

Deed in Trust

Mail to :

Frederick J. Otto
3 South Prospect Avenue
Suite 206
Park Ridge, IL 60068

Tax Bills mailing address
Ms. Charlene M. Gernenz
554 Arlington Avenue
Des Plaines, IL 60016



Doc#: 1519813054 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/17/2015 01:52 PM Pg: 1 of 4

The Grantor, **Charlene M. Gernenz**, a single woman, of the city of Des Plaines, County of Cook, State of Illinois, for and in consideration of the sum of Ten U.S. Dollars (\$10.00), and other good and valuable consideration in hand paid, convey and quit claim to the Grantee, **Charlene M. Gernenz as Trustee of the Charlene M. Gernenz Trust** dated June 25, 2015 of Des Plaines, Illinois, (hereinafter referred to as "said trustee," regardless of the number of trustees,) and to all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook, State of Illinois:

All of Lot 3 and Lot 4 (except the South 1/2 thereof) in block 4 in Des Plaines Manor Tract No. One, a Subdivision of part of Sections 17 and 20, Township 41 North, Range 12, East of the Third Principal Meridian, according to the Plat recorded July 14, 1911 as Document Number 4793563 in Cook County, Illinois
Permanent Index Number: 09-17-313-004-0000 Vol. 89
09-17-313-003-0000 Vol 89

Property Address: 554 Arlington Avenue
Des Plaines, IL 60016

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.

Full power and authority are 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 re-subdivide 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 99 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

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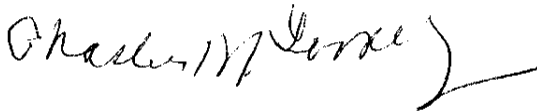
options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges 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 there under; (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.

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 case made and provided.

Dated this 25th Day of June, 2015



Charlene M. Gernenz

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Charlene M. Gernenz, trustee of the
Charlene M. Gernenz Trust u/t/a June 25,
2015
Name of Grantee

554 Arlington Avenue
Des Plaines, IL 60016

Charlene M. Gernenz, trustee of the
Charlene M. Gernenz Trust u/t/a June 25,
2015
Name for Tax Billing

554 Arlington Avenue
Des Plaines, IL 60016

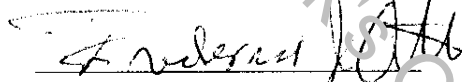
Name of Person Preparing Deed:
Frederick J. Otto
Otto & Settanni, P.C.
3 South Prospect Avenue, Suite 206
Park Ridge, Illinois 60068

This conveyance must contain the name and address of grantee, (Ch. 34: 3-5026), name and address for tax billing, (Ch. 24: 3-5020) and name and address of the person preparing the instrument. (34: 3-5022)

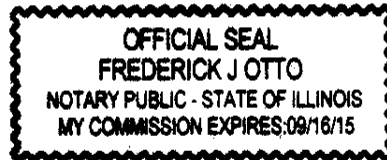
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Charlene M. Gernenz 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.

Given under my hand and notarial seal this 25th day of June 2015.



Notary Public
(Impress Seal Here)

My Commission expires



Exempt deed or instrument
eligible for recordation
without payment of tax.

 7/14/15
City of Des Plaines

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. e and Cook County Ord. 93-0-27 par. e
Date 7/17/2015 Sign. 

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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, and Illinois corporations 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 June 25, 2015

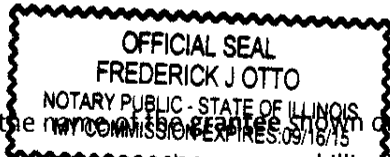
Signature *Robert M. Henry*
Grantor or Agent

Subscribed and sworn to before me

By the said ~~Frederick J Otto~~ *Charles M. Dornsey*

This 25 day of June, 2015

Notary Public *Frederick J Otto*



The **grantee** or his agent affirms and verifies that the name of the **grantor** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporations 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 June 25, 2015

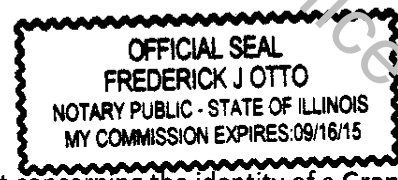
Signature *Robert M. Henry*
Grantee or Agent

Subscribed and sworn to before me

By the said ~~Frederick J Otto~~ *Charles M. Dornsey*

This 25 day of June, 2015

Notary Public *Frederick J Otto*



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.)