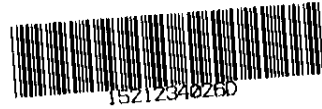


# UNOFFICIAL COPY



Doc#: 1521234026 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/31/2015 09:37 AM Pg: 1 of 4

## DEED IN TRUST

This instrument prepared )  
by and mail to: )  
Aaron J. Lytle, Attorney )  
2000 McDonald Rd., Ste 200 )  
South Elgin IL 60177 )

Grantees Address and mail )  
Tax Bills to: )  
Paul W. Reynolds and )  
Donna J. Reynolds, )  
Trustees )  
PO Box 272 )  
Gilberts, IL 60136 )

THE GRANTORS, Paul W. Reynolds and Donna J. Reynolds, husband and wife, of the County of Kane and State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Warrant unto Paul W. Reynolds and Donna J. Reynolds, as Trustees under the provisions of a Trust Agreement dated January 13, 2015 and known as the Paul W. Reynolds and Donna J. Reynolds Joint Declaration of Trust dated January 13, 2015 (hereinafter referred to as "said trustee,") and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 43 in Lord's Park Manor Unit Number 2, a Subdivision of part of Lot 3 and Lot 5 in the Circuit Court Partition of Parts of Sections 6 and 7, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index No.: 06-07-306-026-0000 and 06-07-306-027-0000  
Commonly known and described as: 740-42 Jefferson Ave., Elgin, IL 60120

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 of any part thereof; to dedicate parks, streets, highways or alleys; 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;

S: 401  
P: 401  
S: 401  
M: 401  
SC: 401  
E: 401  
INT: 401

# UNOFFICIAL COPY

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 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, 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 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 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.



# UNOFFICIAL COPY

And the said Grantors hereby expressly waive and release 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 Grantors have hereunto set their hands and seals this 7<sup>th</sup> day of May, 2015.

Paul W. Reynolds  
Paul W. Reynolds

Donna J. Reynolds  
Donna J. Reynolds

STATE OF ILLINOIS )  
  )SS.  
COUNTY OF KANE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paul W. Reynolds and Donna J. Reynolds, husband and wife, personally known to me to be the same persons whose name 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.

Given under my hand and official seal, this 7<sup>th</sup> day of May, 2015

Christina Parsons  
Notary Public

EXEMPT UNDER THE PROVISIONS OF  
PARAGRAPH ( E ), SECTION 31-45 OF  
THE REAL ESTATE TRANSFER TAX LAW.



5/7/15      [Signature]  
Date                      Representative

# UNOFFICIAL COPY

## 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 May 7, 2015

Signature: Christina Parsons  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said agent  
This 7<sup>th</sup> day of May, 2015  
Notary Public Olivia Chen

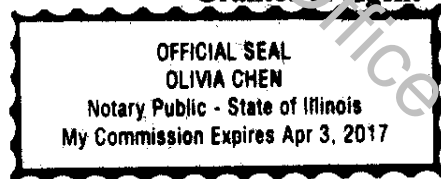


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 7, 2015

Signature: Christina Parsons  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said agent  
This 7<sup>th</sup> day of May, 2015  
Notary Public Olivia Chen



**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.)