

# UNOFFICIAL COPY

## Mail Subsequent Tax Bills To:

Debra S. Buchholz, as Trustee  
211 E. Ivy Lane  
Arlington Heights, IL 60004



Doc#: 1522649073 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/14/2015 02:45 PM Pg: 1 of 4

## After Recording Mail To:

Mildred V. Palmer  
Waltz, Palmer & Dawson, LLC  
3701 Algonquin Road, Ste 300  
Rolling Meadows, IL 60008

## DEED IN TRUST

**This Deed in Trust** is executed this 12th day of August, 2015, by the first party, Grantor, Debra S. Buchholz, divorced and not remarried, to the Grantee, Debra S. Buchholz, as Trustee of the Debra S. Buchholz Revocable Living Trust dated August 12, 2015, of Cook County, Illinois. The Grantor, in consideration as set forth below, hereby acknowledges, conveys and warrants to the Grantee, according to the terms of such trust and shall be held for the benefit of Debra S. Buchholz during her lifetime to the property described below.

**Witnesseth**, that the first party, individually, for good consideration in the form of peace of mind and in furtherance of estate planning goals, and for the sum of ten dollars (\$10.00) paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party, individual, forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, in the State of Illinois to wit:

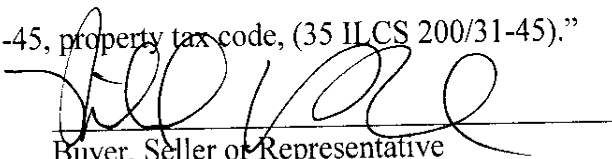
Lot 33 in Ivy Hill Subdivision, Unit No. 5-A, being a resubdivision of the North 16 Acres, except the North 195 feet thereof of the Northeast Quarter of the Southwest Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, in the Village of Arlington Heights, Wheeling Township, Cook County, Illinois.

PIN: 03-17-304-038

Address of Property: 211 E. Ivy Lane, Arlington Heights, IL 60004

“Exempt under the provisions of ¶e, §31-45, property tax code, (35 ILCS 200/31-45).”

Dated: 8/12/15

  
Buyer, Seller or Representative

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The Trustee hereby declares that they have and hold said real estate and appurtenances thereto upon the trust set forth in the Trust agreement for the following uses and subject to the following limitations:

1. **Beneficial Interest:** The interests of any beneficiary under the trust to the property shall consist solely of a power of direction to deal with the title to said property, and to manage and control said property as hereinafter provided, and the right to receive the proceeds from rental and from mortgages, sales or other disposition of said premises, and that such right in the avails of said property shall be deemed to be personal property, and may be assigned and transferred as such; that in case of the death of any beneficiary hereunder, during the existence of this trust, his or her right and interest hereunder shall, except as otherwise specifically provided, pass to his or her executor or administrator, and not to his or her heirs at law, and that no beneficiary now has, nor shall ever have, any right, title or interest in or to any right, title or interest in any portion of said real estate as such, either legal or equitable, except as provided herein, but only shall have an interest in the earnings, avails and proceeds as aforesaid.
2. **Trustee Powers:** The Trustee may (a) manage, improve, divide or subdivide the trust property or any part thereof, (b) see on any terms, grant an option to purchase, contract to sell, convey with or without consideration, grant to a successor or successors in trusts any or all of the title and estate of the trust and any powers vested in the trustee; (c) mortgage, encumber or otherwise transfer the trust property or any interest therein, as security for advances or loans; (d) dedicate parks, streets, highways or alleys, and vacate any portion of the premises; or (e) lease and enter into leases for the whole or part of the premises from time to time, and renew or extend or modify any existing lease.
3. **Third Party Dealings:** 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 the application of the purchase money, loan proceeds, rental income, 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 so 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 she or they were duly appointed and are fully invested with the title, estate rights and powers and duties of the preceding trustee.
4. **Recording:** The trust agreement shall not be placed on record in the Recorder's Office of the county in which the land is situated, or elsewhere. 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 in 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 laws of the State of Illinois in such case made and provided.

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**Signatures:**

Signed and agreed on this 12<sup>th</sup> day of August, 2015, by the following:

*Debra S. Buchholz*

Debra S. Buchholz, Grantor

*Debra S. Buchholz*

Debra S. Buchholz, as Trustee of the  
Debra S. Buchholz Revocable Living Trust, Grantee

**Witnesses:**

We, the undersigned, hereby certify that the above instrument, which consists of two sided pages, including the witness signatures, was signed in our sight and presence by the above persons as Grantor and Grantees. At the request of, and in the sight and presence of the above person, and in the sight and presence of each other, do hereby subscribe our names as witnesses on the date shown above.

Witness Signature: *[Signature]*

Name: Michael Costa - Johnston  
City: Rolling Meadows State: Illinois

Witness Signature: *[Signature]*

Name: Mildred V. Palmer  
City: Arlington Heights, State: Illinois

STATE OF ILLINOIS  
COUNTY OF COOK

Grantor appeared before me, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the instrument and acknowledged to me that she executed the instrument in her authorized capacity as Grantor and Grantee, and that by her signatures on the instrument she executed the instrument.

Witness my hand and official seal:

*Lillian A. Jozefowicz*  
Notary Public  
My commission expires 6/1/19



This instrument was prepared by:  
Mildred V. Palmer, 3701 Algonquin Road, Suite 300, Rolling Meadows, IL 60008  
without examination of title based on information provided by Grantors.

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## Statement by Grantor and Grantee

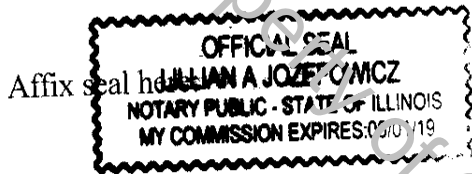
### GRANTOR:

The Grantor, or his and her agent, affirms that, to the best of their knowledge, the name of Grantor 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 title to real estate under the laws of the State of Illinois.

Dated this 12<sup>th</sup> day of August, 2015

Signed: Debra S. Buchholz *Debra S. Buchholz*

Subscribed and sworn to before me by the Grantor this 12<sup>th</sup> day of August, 2015



*Lillian A. Jozefowicz*  
Notary Public

### GRANTEE:

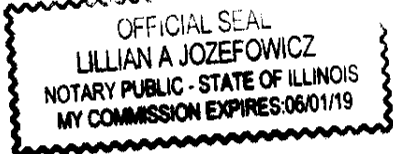
The Grantee, or his or her agent, affirms that, to the best of their knowledge, the name of Grantee shown on the Deed or assignment of Beneficial Interest in a land trust, is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 this 12<sup>th</sup> day of August, 2015

Signed: Debra S. Buchholz *Debra S. Buchholz*  
As trustee of the Debra S. Buchholz Revocable Living Trust

Subscribed and sworn to before me by the Grantee this 12<sup>th</sup> day of August, 2015

Affix seal here:



*Lillian A. Jozefowicz*  
Notary Public