

UNOFFICIAL COPY

DEED IN TRUST

)
)
 This instrument prepared)
 by and return to:)
 Ralph C. Hardy, Attorney)
 2000 McDonald Road, Suite 200)
 South Elgin IL 60177)
)
 Grantees Address and mail)
 Tax Bills to:)
 Elmer L. Puckett, Trustee)
 9N249 Naperville Road)
 Elgin, IL 60120)



Doc#: 1522956079 Fee: \$46.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 08/17/2015 02:19 PM Pg: 1 of 5

THE GRANTOR, ELMER L. PUCKETT, a widower, of the County of Cook 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, Conveys and Warrants unto ELMER L. PUCKETT, as Trustee under the provisions of a Trust Agreement dated May 12, 2015, and known as the ELMER L. PUCKETT TRUST NO. 1, (hereinafter referred to as "said trustee,") and unto all and every successor or successor in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 1:

That part of the North 330 feet of the South 1793.88 feet of the South West quarter of Section 28, Township 41 North, Range 9, east of the Third Principal Meridian, which lies East of the East Line of Naperville Road. ✓

Subject to Easement by Grant recorded March 31, 1937 as document 11972021 to Illinois Bell Telephone Co.; Restrictions and covenants contained in Deed dated April 1, 1955 and recorded April 15, 1955 as document 16205359; Rights of the Public, the State of Illinois, and the Municipality in and to those parts of premises in question falling to other roads and highways; Building lines and building and liquor restrictions of record; Zoning and Building Laws; and general taxes for the years 1969 and subsequent. ✓

PIN No. 06-28-201-013-0000 ✓
 Commonly known and described as: 9N249 Naperville Road, Elgin, IL 60120

Parcel 2:

The North 165 feet of the South 1958.88 feet of that part of the South West quarter of Section 28, Township 41 North, Range 9, East of the Third Principal Meridian, which lies East of Naperville Road in Cook County, Illinois.

PIN No. 06-28-102-012-0000
 Commonly known and described as: 9N281 Naperville Road, Elgin, IL 60120

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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; 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.

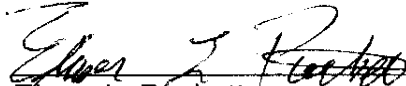
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising

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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 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.

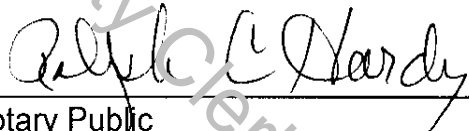
IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal this 12th day of May, 2015.


Elmer L. Puckett

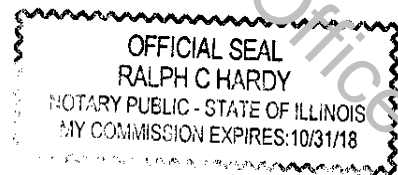
STATE OF ILLINOIS)
)SS.
COUNTY OF McHENRY

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ELMER L. PUCKETT, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12th day of May, 2015.


Notary Public

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



5/12/15
Date  Representative

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Date: July 8, 2015

RE: 9N249 Naperville Rd
Elgin IL 60120 and
9N281 Naperville Rd
Elgin IL 60120

To Whom It May Concern:

This is to inform you that the subject properties above are unincorporated Elgin, therefore, the documents to be recorded will not require a City Of Elgin Transfer Stamp.

If you have any further questions, please do not hesitate to call 847-931-5630.

Sincerely,

Sandra Slad
311 Citizen Advocate
City of Elgin
Real Estate Transfers

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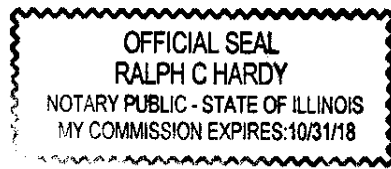
STATEMENT BY GRANTOR AND GRANTEE

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 May 12, 2015

Signature: *Elmer L. Puckett*
Grantor or Agent

Subscribed and sworn to before me
By the said Elmer L. Puckett
This 12th day of May, 2015
Notary Public Ralph C Hardy

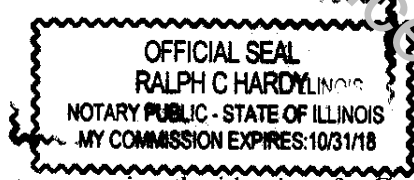


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 12, 2015

Signature: *Elmer L. Puckett*
Grantee or Agent

Subscribed and sworn to before me
By the said Elmer L. Puckett
This 12th day of May, 2015
Notary Public Ralph C Hardy



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.)