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DEED IN TRUST

Doc#: 1523919040 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/27/2015 10:12 AM Pg: 1 of 5

THIS INDENTURE, made this 20th day of July, 2015, is among **FRED T. ABBOTT**, whose address is 461 Creekview Lane, Rockford, IL 61114, ("Grantor"), and

FRED T. ABBOTT, as Trustee under the provisions of a trust agreement known as the **FRED T. ABBOTT TRUST DATED OCTOBER 1, 2006**, whose address is 461 Creekview Lane, Rockford, IL 61114, ("Grantee").

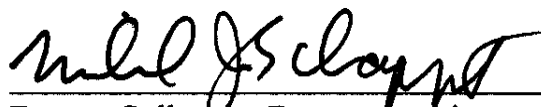
The Grantor, for and in consideration of the sum of Ten Dollars, conveys and quit-claims to said Grantee, the following described real estate, situated in the County of Cook, in the State of Illinois, (the "Real Estate"):

UNIT A IN BUILDING 6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN INVERRARY WEST CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25129105, IN PART OF THE SOUTHWEST 1/4, ALL IN SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 2152 Oak Brook Circle, Palatine, IL 60074

PIN: 02-01-201-023-1013

Exempt from Illinois transfer tax under 35 ILCS 200/31-45, Paragraph (e), of the Illinois Real Estate Transfer Tax Law.


Buyer, Seller, or Representative

7-20-15
Date

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TO HAVE AND HOLD the Real Estate upon the trusts, and for the uses and purposes set forth herein and in the trust agreement.

Full power and authority is hereby granted to the trustee regarding the Real Estate or any part thereof: to improve, manage, protect, subdivide, and resubdivide; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof; to execute contracts to sell or exchange or execute grants of options in purchase; to execute contracts to sell on any terms; to convey either with or without consideration; to convey to a successor or successors in trust and to grant in such successor or successors in trust all of the title, estate, powers and authorities vested in the Trustee; to mortgage, pledge, or otherwise encumber; to partition; to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute leases; to commence in praesenti or futuro, options to lease, options to renew leases, and options to purchase the whole or any part of the lease; to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the Real Estate or any part thereof; and to deal with the Real Estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the Real Estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with the Trustee or successor Trustee or Trustees, or to whom the Real Estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, be obliged or privileged to see to the application of any purchase money, rent, money borrowed or advanced on the Real Estate or be obliged or privileged to see that the terms of this trust have been complied with, or be obliged or privileged to inquire into the necessity or expediency of any act of said trustee, or into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by said Trustee and any successor Trustee in relation to the 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 same 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 is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument;

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and (d) that if the conveyance is made to a successor or successors in trust such successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties, and obligations of its, his, or their predecessors.

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 disposition of the 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 the Real Estate as such but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

The Grantor hereby expressly waives and releases 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.

Grantor has caused his name to be signed the day and year first written above.

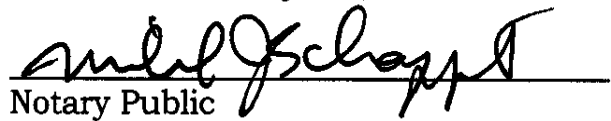


FRED T. ABBOTT

STATE OF ILLINOIS)
) ss.
COUNTY OF WINNEBAGO)

I, the undersigned, a Notary Public in and for said County and State, certify that **FRED T. ABBOTT**, 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 and delivered the instrument as his 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 notarial seal this 20th day of July, 2015.


Notary Public

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X This transaction does not represent a division of an existing parcel of land; or

____ This transaction is described under 765 ILCS 205/1 (b) _____, of the Illinois Plat Act.

Michael Schappert
Seller or Representative

7-20-15
Date

Return this document to:

Attorney Michael J. Schappert
HolmstromKennedyPC
P. O. Box 589
Rockford, IL 61105-0589

Future taxes to:

Fred T. Abbott, Trustee
Fred T. Abbott Trust Dated Oct. 1, 2006
461 Creekview Lane
Rockford, IL 61114

This instrument prepared by:

Attorney Michael J. Schappert
HolmstromKennedyPC
800 North Church Street
P.O. Box 589
Rockford, IL 61105-0589

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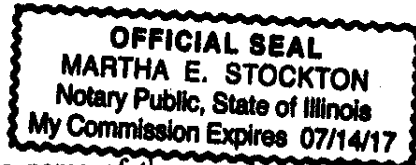
STATEMENT BY GRANTOR AND GRANTEE

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 August 24, 2015

Signature: *Michael J. Schappert*
Grantor or Agent
Michael J. Schappert

Subscribed and sworn to before me
By the said Michael J. Schappert
This 24th day of August, 2015
Notary Public Martha E. Stockton

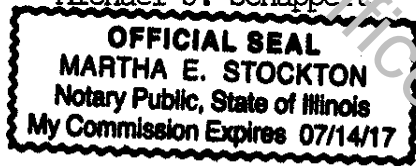


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 24, 2015

Signature: *Michael J. Schappert*
Grantee or Agent
Michael J. Schappert

Subscribed and sworn to before me
By the said Michael J. Schappert
This 24th day of August, 2015
Notary Public Martha E. Stockton



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.)