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PREPARED BY:

Joseph E. Nack
Nack, Richardson & Nack, P.C.
106 North Main Street
Galena, IL 61036



Doc#: 1535750038 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/23/2015 11:16 AM Pg: 1 of 5

**MAIL TAX BILL and
RECORDED DEED TO:**

Richard K. Graef and
Emily Seaberry Graef, Trustees
1225 Greenleaf Street
Evanston, IL 60202

WARRANTY DEED IN TRUST

THIS INDENTURE dated this 8 day of December, 2015, WITNESSETH, that the Grantors, **RICHARD K. GRAEF and EMILY C. GRAEF**, husband and wife, of Evanston, Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, convey and warrant to the Grantees, **RICHARD K. GRAEF and EMILY SEABERRY GRAEF**, as Trustees under the **RICHARD K. GRAEF AND EMILY SEABERRY GRAEF REVOCABLE LIVING TRUST AGREEMENT** dated December 8, 2015 (and in the event of the death, resignation, refusal or inability of the said grantees to act as such Trustees, then unto the Successor Trustee named in said Trust Agreement, as Successor in Trust with like powers, duties and authorities as are vested in the said grantees as such Trustees), the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 11 in Block 1 in Pitner's Addition to Evanston part of the Northeast ¼ of Section 24, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s):
11-19-106-015

Property Address:
1225 Greenleaf
Evanston, IL 60202

SUBJECT TO: (1) General real estate taxes for the year of 2015 and thereafter. (2) All instruments, covenants, restrictions, easements, conditions, applicable zoning laws, ordinances, and regulations of record.

TOGETHER, WITH ALL and SINGULAR, the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and 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, to pledge or otherwise to encumber said property, or any part thereof, to lease said property, or any part thereof, from time

CITY OF EVANSTON
EXEMPTION
Richard K. Graef
City Clerk

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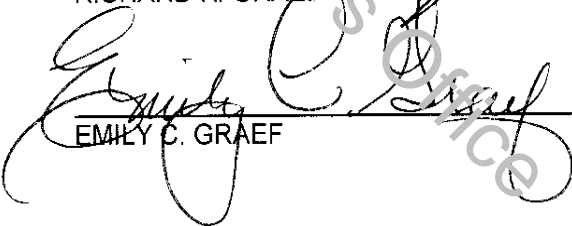
to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to 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, her, or their predecessor in trust.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hand and seal this 8th day of December, 2015.



 RICHARD K. GRAEF



 EMILY C. GRAEF

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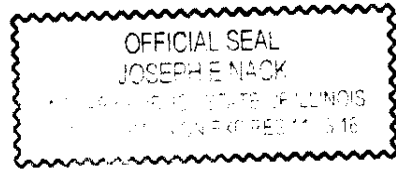
STATE OF ILLINOIS)
) ss
JO DAVIESS COUNTY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **RICHARD K. GRAEF and EMILY C. GRAEF**, personally known to me to be the same persons whose names 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 8th day of December, 2015.

Joseph Mack
Notary Public

COUNTY – ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph (e), Section 4,
Real Estate Transfer Act



Date: 12/8/2015
Signature: Joseph Mack

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 12 | 08 | 2015

SIGNATURE: *Richard K Graef*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

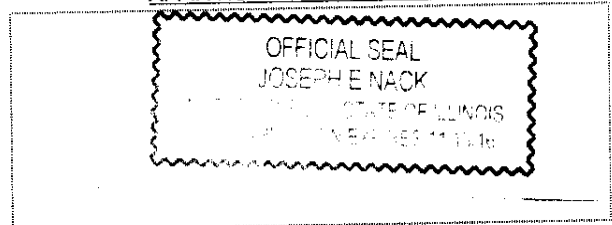
Joseph E Nack

By the said (Name of Grantor): Richard K Graef

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 8 | 2015

NOTARY SIGNATURE: *Joseph E Nack*



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 12 | 08 | 2015

SIGNATURE: *Richard K Graef*
GRANTEE or AGENT *Trustee*

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

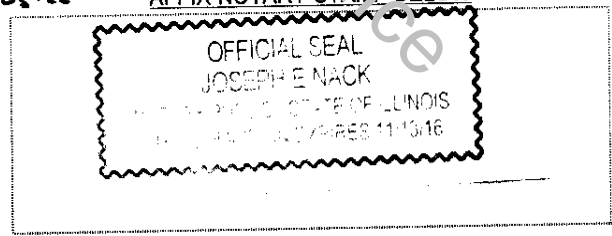
Joseph E Nack

By the said (Name of Grantee): Richard K Graef, Trustee

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 8 | 2015

NOTARY SIGNATURE: *Joseph E Nack*



CRIMINAL LIABILITY NOTICE
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**)

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

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DATED: 12 | 8 | 20 15

SIGNATURE: Emily C. Saef
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

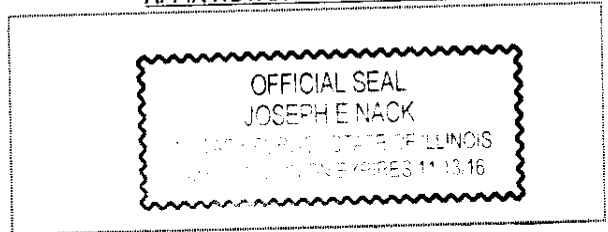
Joseph E. Nack

By the said (Name of Grantor): Emily C. Saef

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 8 | 20 15

NOTARY SIGNATURE: Joseph E. Nack



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 12 | 8 | 20 15

SIGNATURE: Emily C. Saef
GRANTEE or AGENT **TRUSTEE**

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

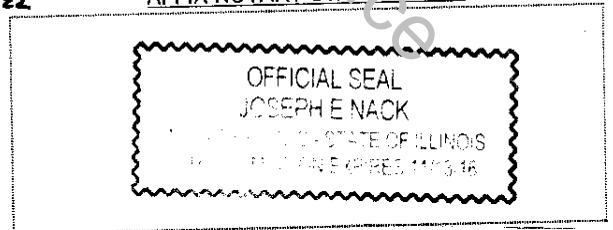
Joseph E. Nack

By the said (Name of Grantee): Emily C. Saef, Trustee

AFFIX NOTARY STAMP BELOW

On this date of: 12 | 8 | 20 15

NOTARY SIGNATURE: Joseph E. Nack



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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.

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