



1536518023

## DEED IN TRUST

THE GRANTORS, GERALD D. TOLZIEN and KATHLEEN A. TOLZIEN, husband and wife, of the County of Cook, State of Illinois, for and in consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto:

GERALD D. TOLZIEN and KATHLEEN A. TOLZIEN, as Trustee Under the GERALD D. TOLZIEN AND KATHLEEN A. TOLZIEN REVOCABLE TRUST DATED DECEMBER 2, 2013  
1220 N. Pine Avenue  
Arlington Heights, IL 60004

Doc#: 1536518023 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/31/2015 09:21 AM Pg: 1 of 3

(herein referred to as "said trustee" regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 2 IN BIERMA'S RESUBDIVISION UNIT 2, IN ARLINGTON HEIGHTS, BEING A RESUBDIVISION IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AS DOCUMENT NUMBER 86240944 AND FILED AS DOCUMENT NUMBER LR3522583 ON JUNE 13, 1986 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 03-20-306-067 0000

Address of Real Estate: 1220 N. Pine Avenue, Arlington Heights, IL 60004

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 or any part thereof; to dedicate parks, streets, highways, or alleys; 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, 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 99 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

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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 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 or 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

And the said 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.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 2<sup>nd</sup> day of December, 2015.

[Signature]  
GERALD D. TOLZIEN

[Signature]  
KATHLEEN A. TOLZIEN

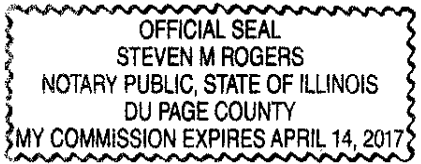
### ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in the State aforesaid, DO HEREBY CERTIFY that GERALD D. TOLZIEN and KATHLEEN A. TOLZIEN, husband and wife, 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 foregoing instrument as their 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 official seal, this 2<sup>nd</sup> day of December, 2015

[Signature]  
Notary Public

My commission expires \_\_\_\_\_



Exempt under provisions of Paragraph E, Section 31-45, Real Estate Transfer Tax Law.

12-2-15 [Signature]  
Date Buyer, Seller or Representative

This instrument was prepared by Steven M. Rogers, Attorney at Law, 3375-F North Arlington Heights Road, Arlington Heights, IL 60004.

Mail to:  
Steven M. Rogers, Esq.  
3375-F N. Arlington Heights Road  
Arlington Heights, IL 60004

Send Subsequent Tax Bills To:  
Gerald or Kathleen Tolzien  
1220 N. Pine Avenue  
Arlington Heights, IL 60004

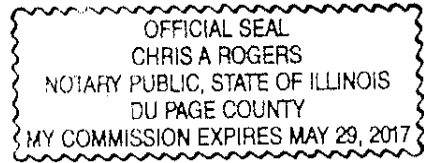
# UNOFFICIAL COPY

## 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 and hold title to real estate under the laws of the State of Illinois.

Date 10-28, 20 15 Signature: Steven M. Rogers  
Grantor or Agent

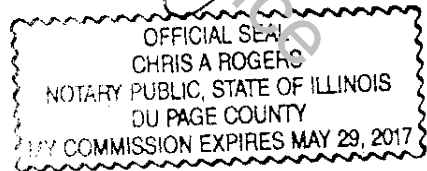
Subscribed and sworn to before me by the said STEVEN M. ROGERS this 28 day of NOV, 20 15  
Notary Public Chris A. Rogers



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 and hold title to real estate under the laws of the State of Illinois.

Date 10-28, 20 15 Signature: Steven M. Rogers  
Grantee or Agent

Subscribed and sworn to before me by the said STEVEN M. ROGERS this 28 day of NOV, 20 15  
Notary Public Chris A. Rogers



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 a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)