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Mail Subsequent Tax Bills To:

Jeanne Hedgepeth, as Trustee
226 N. Cady Drive
Palatine, IL 60074

Doc#: 1601549426 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/15/2016 02:49 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 14th day of January, 2016 by the first party, Grantor, Jeanne M. Hedgepeth, a widow and surviving joint tenant to Jay H. Hedgepeth, deceased, 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, the Grantee, Jeanne Hedgepeth, as Trustee of the Jeanne Hedgepeth Revocable Living Trust dated December 28, 2015 of Cook County, Illinois, according to the terms of such trust for the benefit of Jeanne Hedgepeth during her lifetime, 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 25 in Winston Park North West, Unit No. 2, being a subdivision in Section 13, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 02-13-307-019

Property Address: 226 N. Cady Dr., Palatine, IL 60074

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

Dated: 1/14/2016

M. G. [Signature]
Buyer, Seller or Representative

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The Trustee or Trustees hereby declare that they have and hold said real estate and appurtenances thereto upon the trusts 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 those powers granted to the beneficiary under the terms of the trust and state law, and such rights in the avails of said property shall be deemed to be personal property, and may be assigned and transferred as such.
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 agreements described above were in full force and effect; that said instruments 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 agreements; and if said instruments are 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 14th day of January, 2016, by the following:

Jeanne M. Hedgepeth
 Jeanne M. Hedgepeth, Grantor

Jeanne Hedgepeth
 Jeanne Hedgepeth, as Trustee of the
 Jeanne Hedgepeth Revocable Living Trust, Grantee

Witnesses:

We, the undersigned, hereby certify that the above instrument, 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: Janeta S. Halger
 Name: Janeta S. Halger
 City: Bloomington State: Illinois

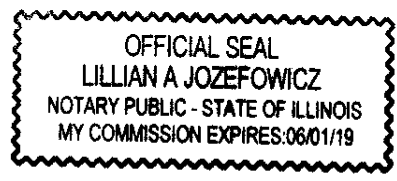
Witness Signature: Monica Guigilio Barba
 Name: MONICA GUEGILLO BARBA
 City: Rolling Meadows State: Illinois

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



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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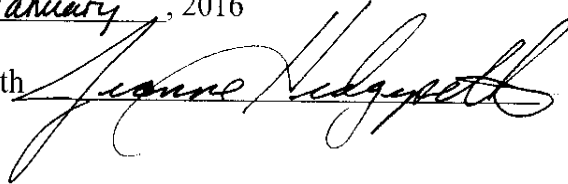
Statement by Grantor and Grantee

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 14th day of January, 2016

Signed Jeanne Hedgepeth



Subscribed and sworn to before me by the grantor this 14th day of January, 2016



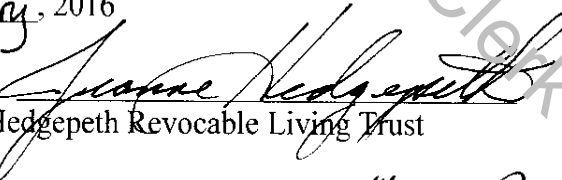

Notary Public

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.

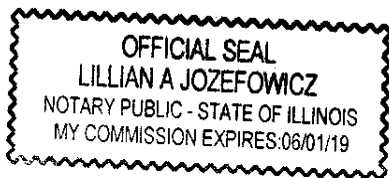
Dated this 14th day of January, 2016

Signed Jeanne M. Hedgepeth



As trustee of the Jeanne M. Hedgepeth Revocable Living Trust

Subscribed and sworn to before me by the Grantees this 14th day of January, 2016




Notary Public