

UNOFFICIAL COPY



DEED IN TRUST

=====

PREPARED BY AND
RETURN TO:

Roberta S. Brown, Esq.
Law Offices of Brown & Brown, P.C.
600 Central Avenue, Suite 325
Highland Park, IL 60035

Doc#: 1603250288 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/01/2016 01:21 PM Pg: 1 of 4

SEND SUBSEQUENT
TAX BILLS TO:

Mr. Brian D. Stecko
1201 Colgate Street
Wilmette, IL 60091

Grantor, BRIAN D. STECKO, married to LEE ANN STECKO, of the Village of Wilmette, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, convey and warrant unto: Brian D. Stecko, not individually but as Trustee of the Brian D. Stecko Revocable Trust dated December 8, 2015, 1201 Colgate Street, Wilmette, IL 60091, and unto all and every successor or successors in trust under said trust agreement and unto Lee Ann Stecko, not individually but as Trustee of the Lee Ann Stecko Revocable Trust dated December 8, 2015, 1201 Colgate Street, Wilmette, IL 60091, and unto all and every successor or successors in trust under said trust agreement, of which Trusts Brian D. Stecko and Lee Ann Stecko, husband and wife, are the primary beneficiaries, Grantee, as TENANTS BY THE ENTIRETY, the following described real estate in the County of Lake, and State of Illinois, to wit:

Legal Description: The East 7 feet of Lot 30 and all of Lot 31 and all of Lot 32 in Block 11, together with the South 1/2 of the vacated alley lying North and adjoining, in the First Addition to Kenilworth a Subdivision of the North 1/2 of the North 1/2 of the Southeast 1/4 (Except that part lying South and West of center of Northfield Road, together with the South 8 Acres of the Southwest 1/4 of the Northeast 1/4 of Section 29, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Numbers: 05-29-406-039 and 05-29-406-040
Address of Real Estate: 1201 Colgate Street, Wilmette, IL 60091

THIS IS HOMESTEAD PROPERTY OF THE GRANTORS.

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 agreements 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

UNOFFICIAL COPY

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 present or future, 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 consideration 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 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.

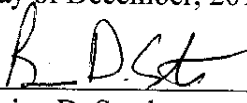
The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder 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 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

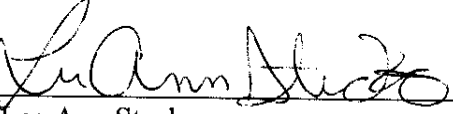
UNOFFICIAL COPY

homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantors aforesaid have hereunder set their hands and seals this 8th day of December, 2015.



Brian D. Stecko (Seal)



Lee Ann Stecko (Seal)

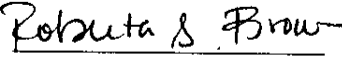
Send Tax Bills To:

Mr. Brian D. Stecko, Trustee
Ms. Lee Ann Stecko, Trustee
1201 Colgate Street
Wilmette, IL 60091

State of ILLINOIS)
) ss.
County of LAKE)

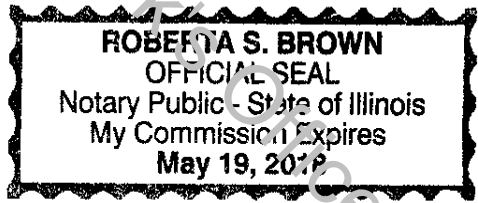
I, Roberta S. Brown, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Brian D. Stecko and Lee Ann Stecko, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said 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.

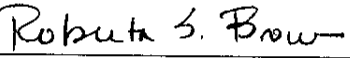
Given under my hand and notarial seal this 8th day of December, 2015.



Notary Public

Exempt under 35 ILCS 200/31-45, paragraph (e).
Section 4, Real Estate Transfer Act.





Grantor's Representative

12/8/15
Date

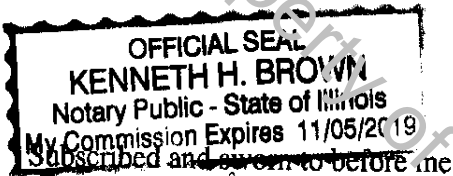
Village of Wilmette EXEMPT
Real Estate Transfer Tax **JAN 26 2016**
Exempt - 11302 Issue Date _____

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

Dated 1/28/16, 2016

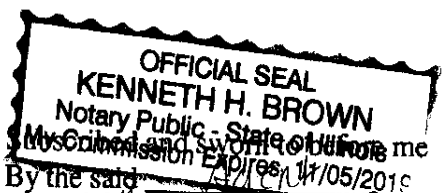


Signature: Roberta S Brown
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 28th day of January, 2016
Notary Public [Signature]

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 1/28/16, 2016



Signature: Roberta S Brown
Grantee or Agent

Subscribed and sworn to before me
By the said [Signature]
This 28th day of January, 2016
Notary Public [Signature]

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.)