

# UNOFFICIAL COPY

WARRANTY  
DEED IN TRUST  
(Illinois)



Doc#: 1607850000 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/18/2016 08:40 AM Pg: 1 of 4

THE GRANTORS:

BRUCE R. JOHNSON and  
JIANG Z. JOHNSON,  
HUSBAND AND WIFE,

of 1928 Cloverdale Court, Schaumburg, Cook County, Illinois, 60194, in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby Convey and WARRANT to BRUCE R. JOHNSON AND JIANG Z. JOHNSON, not individually, but as Co-Trustees, under the terms and provisions of a certain Revocable Joint Declaration of Trust, dated the 2<sup>nd</sup> day of March, 2016, and designated as the BRUCE R. JOHNSON AND JIANG Z. JOHNSON JOINT REVOCABLE TRUST, and to any and all successors, not individually, but as Trustee(s) appointed under said Revocable Joint Trust, or who may be legally appointed, the real estate, legally described as:

LOT 111 IN STRATHMORE SCHAUMBURG UNIT NUMBER 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 1969, AS DOCUMENT NUMBER 20022188, IN COOK COUNTY, ILLINOIS.

Address of Grantee: 1928 Cloverdale Court, Schaumburg, IL. 60194

Permanent Index Number: 07-20-104-016-0000

Address of Property: 1928 Cloverdale Court, Schaumburg, IL. 60194

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said REVOCABLE JOINT TRUST and for the following uses:

1. The trustee(s), is/are invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) to sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in the trust all the powers vested in the trustee(s), (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) to dedicate parks, streets, highways or alleys, and to vacate any portion of the premises.

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(e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the trustee(s) with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the trustee(s), 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 Declaration of Trust above described was in full force and effect; that said instrument was pursuant to and in accordance with the authority granted the trustee(s), and is binding upon the beneficiary or beneficiaries under said Declaration of Trust; and if said instrument is executed by a successor or successors in trust, that he or she were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding trustee(s).

3. The interest of each and every beneficiary under said Declaration of Trust hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

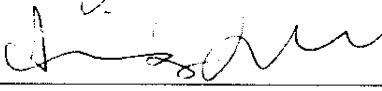
4. In the event of the inability refusal of the trustee(s) herein named, to act, or upon his, her, or their removal from the County the Successor trustee(s) named in the BRUCE R. JOHNSON AND JIANG Z. JOHNSON JOINT DECLARATION OF TRUST DATED March 2<sup>nd</sup>, 2016 is/are then appointed as Successor Trustee(s) herein with like powers and authority as is vested in the trustee(s) named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall insure to and be binding upon their heirs, legal representatives and assigns.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this: 9<sup>th</sup> day of March, 2016.

  
 \_\_\_\_\_ (SEAL)  
 BRUCE R. JOHNSON

  
 \_\_\_\_\_ (SEAL)  
 JIANG Z. JOHNSON

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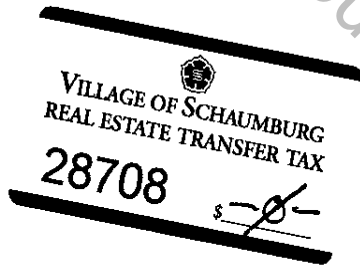
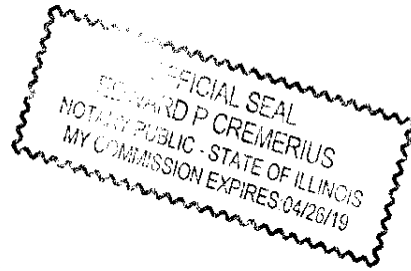
STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, DO HEREBY CERTIFY THAT BRUCE R. JOHNSON and JIANG Z. JOHNSON, 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 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 official seal this 9<sup>th</sup> day of March, 2016.

*Edward P. Cremerius*

Notary Public



"EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4 REAL ESTATE TRANSFER ACT"

*Edward P. Cremerius*  
Attesty 3/9/16

This instrument prepared by  
Edward P. Cremerius  
236 E. Northwest Hwy.  
Palatine, IL 60067

Mail to:  
Edward P. Cremerius  
236 E. Northwest Hwy.  
Palatine, IL 60067

Send subsequent tax bills to:  
Mr. Bruce R. Johnson  
1928 Cloverdale Court  
Schaumburg, IL. 60194

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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 on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or a 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: MARCH 9, 2016.

Signature *Edwin P. Brennan*  
~~Grantor or Agent~~

Subscribed and sworn to before me by said AGENT this 9<sup>th</sup> day of March, 2016.

*ASHTL*  
Notary Public



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 a 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: MARCH 9, 2016.

Signature \_\_\_\_\_  
~~Grantee or Agent~~

Subscribed and sworn to before me by said AGENT this 9<sup>th</sup> day of March, 2016.

*ASHTL*  
Notary Public



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 of ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act)