

# UNOFFICIAL COPY



This instrument was prepared by,  
and after recording should be mailed  
to:

Kenneth S. Freedman  
Attorney at Law  
40 Skokie Boulevard - Suite 400  
Northbrook, Illinois 60062

Doc#: 1610256130 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/11/2016 02:18 PM Pg: 1 of 4

(THE ABOVE SPACE RESERVED FOR RECORDING DATA)

## QUIT CLAIM DEED IN TRUST

The Grantors, **STEVEN MICHAELS** and **MARY BETH MICHAELS**, husband and wife, of Buffalo Grove, Illinois, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration paid, convey and quit-claim to **MARY BETH MICHAELS AND STEVEN D. MICHAELS, AS TRUSTEES OF THE MARY BETH MICHAELS AND STEVEN D. MICHAELS JOINT TENANCY TRUST DATED JANUARY 22, 2016**, of which they are the sole trustees and sole primary beneficiaries, *said beneficial interest to be held in tenancy by the entirety* (hereinafter referred to as "said Trustees"), of 654 Patton Drive, Buffalo Grove, Illinois 60089, and to all and every successor or successors in trust under said Trust Agreement, the following described real estate situated in Cook County, Illinois:

LOT 68 IN ARLINGTON ADDITION TO BUFFALO GROVE, BEING A SUBDIVISION IN SECTION 4 AND SECTION 5, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 03-05-411-012-0000

PROPERTY ADDRESS: 654 Patton Drive, Buffalo Grove, Illinois 60089

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 Agreement set forth.

Full power and authority are hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant 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 real estate, or any part thereof; to lease said real estate, 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 real estate, 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 real estate or any

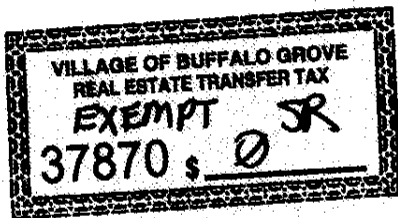
# UNOFFICIAL COPY

part thereof; and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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, if any, 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.

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 homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hand and seal on January 3, 2016.



Steven Michaels (SEAL)  
STEVEN MICHAELS


Mary Beth Michaels (SEAL)  
MARY BETH MICHAELS

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STATE OF ILLINOIS )  
COUNTY OF COOK ) ss

I, Kenneth S. Freedman, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **STEVEN MICHAELS** and **MARY BETH MICHAELS**, husband and wife, who are 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, on January 3, 2016.

  
"OF NOTARY PUBLIC"  
**KENNETH S. FREEDMAN**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 9/26/2016

Mail tax bills to:

Steven and Mary Beth Michaels  
654 Patton Drive  
Buffalo Grove, Illinois 60089

I hereby declare that this deed represents a transaction exempt under the provisions of Paragraph "e", Section 4 of the Real Estate Transfer Tax Act.

1-3-2016  
Date

  
ATTORNEY

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

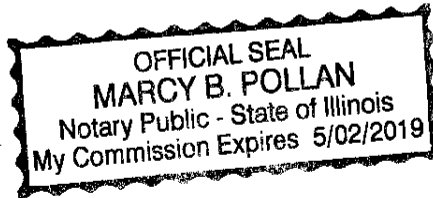
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: April 7, 2016

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said Agent  
dated April 7, 2016

Notary Public [Handwritten Signature]



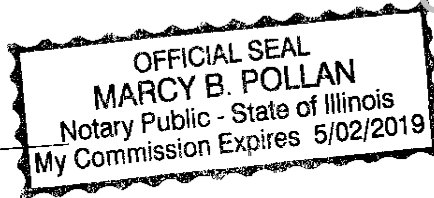
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: April 7, 2016

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said Agent  
dated April 7, 2016

Notary Public [Handwritten 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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).