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WARRANTY DEED IN TRUST)

Prepared by and)
 Mail To After Recording:)
 Attorney Norbert C. Ritt)
 P.O. Box 857)
 Huntley, IL 60142)

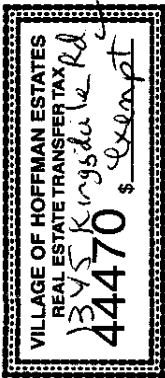
Grantee and Mail Tax Bills To:)
 Jim F. Rose and)
 Irene M. Rose Trustees)
 1345 Kingsdale Road)
 Hoffman Estates, IL 60194)



Doc#: 1611019091 Fee: \$42.00
 RHSP Fee: \$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 04/19/2016 10:53 AM Pg: 1 of 3

THE GRANTORS, JIM F. ROSE and IRENE M. ROSE, husband and wife, of the County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid CONVEY AND WARRANT to Jim F. Rose and Irene M. Rose, as Trustees under the provisions of a trust agreement dated February 10, 2016, and known as the Jim F. Rose and Irene Rose Trust dated February 10, 2016 (hereinafter referred to as "said trust agreement") the beneficial interest of said trust agreement being held by JIM F. ROSE and IRENE M. ROSE, husband and wife, as tenants by the entirety, 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, State of Illinois, to wit:

Lot 28 in block 221 in the Highlands West at Hoffman Estates XXVII being a subdivision of part of the South East quarter of Section 8 and part of the North East quarter of Section 17 all in Township 41 North, Range 10, East of the Third Principal Meridian, in the Village of Hoffman Estates Schaumburg Township according to the plat thereof recorded August 17, 1957 as document number 20232520 in the Office of the Recorder of Deeds Cook County, Illinois, all in Cook County, Illinois. ✓



Parcel ID: 07-08-411-028-000 ✓

Property Address: 1345 Kingsdale Road, Hoffman Estates, IL 60194 ✓

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.

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 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

S yes
 P yes
 S /
 M NO
 SC yes
 E /
 INT /

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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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hand and seal this 10 day of FEBRUARY, 2016.

Jim F. Rose
Jim F. Rose

Irene M. Rose
Irene M. Rose

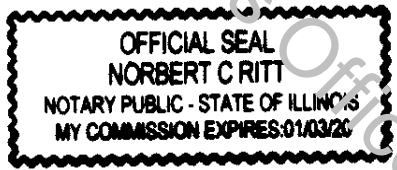
STATE OF ILLINOIS)
)SS.
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **JIM F. ROSE and IRENE M. ROSE**, husband and wife, personally known to me to be the same persons whose name 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.

Given under my hand and official seal, this 10th day of February, 2016.

Norbert C Ritt
Notary Public

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH (E), SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW.



2/10/16 *Norbert C Ritt, atty*
Date Representative

NAME AND ADDRESS OF PREPARER:
Norbert C. Ritt, Esq.
Ariano, Hardy, Ritt, Nyuli, Richmond,
Lytle & Goettel, P.C.
10101 Route 47, Suite 200
P.O. Box 857
Huntley, IL 60142
(847)669-5020

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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 February 10, 2016

Signature: *Norbert C. Ritt, Atty*
Grantor or Agent

Subscribed and sworn to before me
By the said Norbert C. Ritt
This 10 day of February, 2016
Notary Public *Ashley M. Tripp*

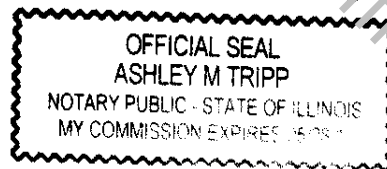


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 10, 2016

Signature: *Norbert C. Ritt, Atty*
Grantee or Agent

Subscribed and sworn to before me
By the said Norbert C. Ritt
This 10 day of February, 2016
Notary Public *Ashley M. Tripp*



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.)