

UNOFFICIAL COPY

DEED IN TRUST

MAIL TO:

Mario Correa, Esq.
3010 W. Diversey
Chicago, Illinois 60647

NAME & ADDRESS OF TAXPAYER

Nicholas G. Hansen
2550 Wellington Ave.
Westchester, IL 60154-4939



Doc#: 1612413030 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/03/2016 11:08 AM Pg: 1 of 5

THE GRANTOR, **NICHOLAS G. HANSEN** ("GRANTOR"), a single person, of Westchester, Illinois for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, hereby **CONVEYS AND WARRANTS** to **NICHOLAS G. HANSEN**, as trustee of the **NICHOLAS GEORGE HANSEN REVOCABLE TRUST** dated 2/11/16 the following real estate located in Cook County, Illinois, described as follows:

LEGAL DESCRIPTION – SEE ATTACHED

PIN: 03-30-200-013-0000

ADDRESS: 919 N. KENNICOTT, ARLINGTON HEIGHTS, ILLINOIS 60004

TO HAVE AND TO HOLD the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is granted here to the trustee or its successors to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the real estate or any part of it.

In no case will any party dealing with the trustee in relation to the real estate or to whom the real estate or any part of it is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease, or other instrument executed by trustee in relation to the real estate will be conclusive evidence in favor of every person relying on or claiming under any conveyance, lease or other instrument of this type: (a) that at the time of the delivery the trust created here and by the trust agreement was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained here and in the trust agreement or in the amendments, and binding on all beneficiaries, (c) that trustee was authorized and empowered to execute and deliver every deed, trust deed, lease, mortgage or other instrument of this type, and (d) if the conveyance is made to a successor or successors in trust, that the 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, her or their predecessor in trust.

REAL ESTATE TRANSFER TAX

19-Apr-2016



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-30-200-013-0000 | 20160201669451 | 1-186-242-880

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LEGAL DESCRIPTION

LOT 22 IN BLOCK 4 IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST $\frac{1}{2}$ (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST $\frac{1}{4}$ AND OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

PIN: 03-30-200-013-0030

ADDRESS: 919 N. KENNICOTT, ARLINGTON HEIGHTS, IL 60004

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION – SEE ATTACHED

LOT 22 IN BLOCK 4 IN R.A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST $\frac{1}{2}$ (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST $\frac{1}{4}$ AND OF THE SOUTH $\frac{1}{2}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF NORTHWEST HIGHWAY, SAID NORTHEASTERLY LINE OF HIGHWAY BEING 66 FEET NORTHEASTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

PIN: 03-30-200-013-0000

ADDRESS: 919 N. KENNICOTT, WESTCHESTER, IL 60004

Property of Cook County Clerk's Office

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The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them will be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and this interest is declared here to be personal property. No beneficiary will have any title or interest, legal or equitable, in or to the real estate, but only an interest in the possession, earnings, avails, and proceeds from it.

Executed on this 11 day of FEB, 2016



NICHOLAS G. HANSEN

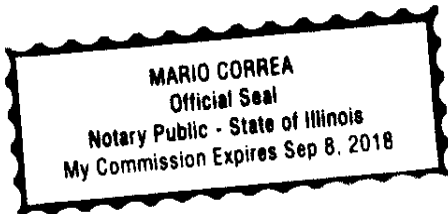
STATE OF ILLINOIS, COUNTY OF COOK ss.


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT NICHOLAS G. HANSEN personally known to me to be the same person(s) whose name(s) 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 11 day of February, 2016

 (Notary Public)

Prepared By: Mario Correa, Esq.
3010 W. Diversey
Chicago, Illinois 60647



<p>COUNTY - ILLINOIS TRANSFER STAMP EXEMPT UNDER PROVISIONS OF PAR. SECTION 31-45, REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45.</p> <p>DATE: <u>2/11/16</u></p> <p> Buyer, Seller or Representative</p>

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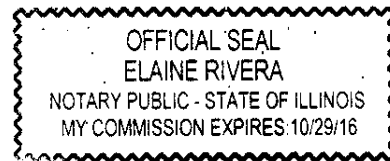
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 2/11/16

Signature *Emma Vill*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Emma Vill THIS 11th DAY OF February 2016.



NOTARY PUBLIC *Elaine Rivera*

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

Dated 2/11/16

Signature *Emma Vill*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Emma Vill THIS 11th DAY OF February 2016.



NOTARY PUBLIC *Elaine Rivera*

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.]