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Doc#: 1614449145 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/23/2016 02:32 PM Pg: 1 of 5

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DEED IN TRUST

Grantor, Janis Demars and Ronald Demars, of Palatine, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and quitclaim to Ronald Demars, not personally but as trustee of The Ronald Demars Trust Agreement dated February 12, 2016 as one-half tenant in common with Janis Demars, not personally but as trustee of the Janis Demars Trust Agreement dated February 12, 2016, their successor or successors the following described real estate in the County of Cook, State of Illinois:

Legal Description:

See attached

PIN:
ADDRESS: 1125 E. Kitson Drive, Palatine, Illinois 60074

hereinafter called the real estate, 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 hereby granted to trustee or trustee's 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 shall any party dealing with trustee in relation to the real estate or to whom the real estate or any part thereof 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, or 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 shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the 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 herein and in the trust agreement or in the amendments thereof and binding on all beneficiaries, (c) that 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

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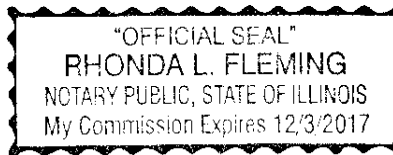
State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Janis Demars and Ronald Demars, 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. Given under my hand and notarial seal this _____ day of _____, 2016.

Rhonda L. Fleming
Notary Public

This instrument was prepared by:

James M. Kelly
Law Offices of James M. Kelly, P.C.
119 N. Northwest Highway
Palatine, IL 60067



Mail to Janis Demars and Ronald Demars, 1125 E. Kitson, Palatine, IL 60074


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in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of the predecessor in trust.

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

Executed at Palatine, Illinois on February 12, 2016.

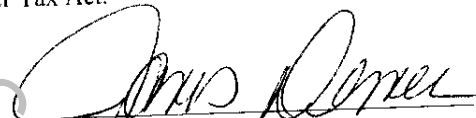


Janis Demars




Ronald Demars

Exempt under Code Section 4(e) of the Real Estate Transfer Tax Act.



Grantor, Janis Demars



Grantor, Ronald Demars

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000505770 CH

STREET ADDRESS: 1125 E. KITSON DR.

CITY: PALATINE

COUNTY: COOK COUNTY

TAX NUMBER: 02-13-315-027-0000

LEGAL DESCRIPTION:

LOT 27 IN BLOCK 17 IN WINSTON PARK NORTHWEST UNIT NUMBER 2, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 17536792 AND RE-RECORDED JUNE 30, 1962 AS DOCUMENT NUMBER 17584144, IN COOK COUNTY, ILLINOIS.

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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 Feb 12, 2016

[Handwritten Signature]

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me
By the said Grantor
This 12 day of Feb, 2016
Notary Public Rhonda L Fleming



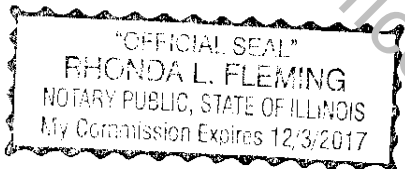
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Feb 12, 2016

[Handwritten Signature]

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me
By the said Grantee
This 12 day of Feb, 2016
Notary Public Rhonda L Fleming



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.)