

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.



Doc#: 1615849036 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/06/2016 10:47 AM Pg: 1 of 3

THE GRANTOR(s) PETER J. McVAY & THERESA A. McVAY, his wife
of the County of Cook and State of Illinois

for and in consideration of Ten
DOLLARS, and other good and valuable considerations in hand paid,
Conveys and (WARRANT / QUIT CLAIM)* unto

THERESA A. McVAY, 1248 Diane Lane, Elk Grove Village, Cook County, IL
as Trustee under the provisions of a trust agreement dated the day of
December, 2014, and known as the THERESA A. McVAY Declaration of Trust
Number One, as to an undivided one-half (1/2) interest (hereinafter referred to as
"Said Trustee,") and unto

PETER J. McVAY, 1248 Diane Lane, Elk Grove Village, Cook County, IL as
Trustee under the provisions of a trust agreement dated the 3RD day of
December, 2014 and known as the PETER J. McVAY Declaration of Trust
Number One as to an undivided one-half (1/2) interest (hereinafter referred to as
"Said Trustee,") regardless of the number of trustees,) and unto all and every
successor or successors in trust under said trust agreement, the following
described real estate in the County of Cook, and State of Illinois to wit:

Lot 238 in Parkview Heights Subdivision, being a Subdivision in the Northeast Quarter of Section 36, Township 41 North, Range 10,
East of the Third Principal Meridian, according to the Plat thereof recorded April 12, 1978, as Document Number 24399728 and
Certificate of Correction recorded January 2, 1979, as Document 24784941, and recorded May 7, 1979 as Document Number
24949007, in Cook County, Illinois

Permanent Real Estate Index Number(s): 07-36-218-005-0000

Property Address: 1248 Diane Lane, Elk Grove Village, IL 60007

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 premises or any part
thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property
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 premises or any part thereof to a successor or successors in trust and to grant to 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 property, or any part thereof; to lease said property, 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 198 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 property, 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 premises or any part thereof; and to deal with said property 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.

UNOFFICIAL COPY

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any other 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 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.

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

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import in accordance with the statute in such case made and provided.

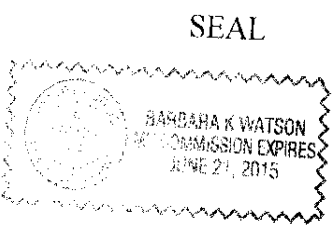
In Witness Whereof, the grantor s _____ aforesaid have hereunto set THEIR hands and seals this 3RD day of December, 2014.

Peter J. McVay (Seal)
PETER J. McVAY

Theresa A. McVay (Seal)
THERESA A. McVAY

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PETER J. McVAY AND THERESA A. McVAY, HIS WIFE, personally known to be the same person whose name is 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 3RD day of December, 2014.



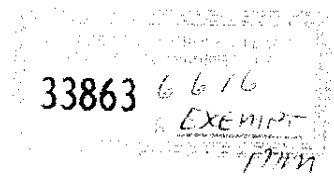
My commission expires June 21, 2015.

Barbara K. Watson
NOTARY PUBLIC

This instrument was prepared by Barbara K. Watson, 1505 W. Golf Road, Mount Prospect, IL 60056
(Name and Address)

Exempt unde4r provisions of Paragraph E, Section 4, Real Estate Transfer Act

Date 12-3-14 Barbara K. Watson



*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO:
Barbara K. Watson
1505 W. Golf Road
Mount Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS TO:
Peter J. McVay
1248 Diane Lane
Elk Grove Village, IL 60007

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

STATEMENT BY GRANTOR AND GRANTEE

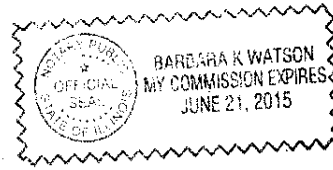
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold 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 and hold title to real estate under the laws of the State of Illinois.

Dated December 3 - 2014

Peter J. McKey
Signature of Grantor or Agent

Subscribed and sworn to before me this

3rd day of December, 2014
Day Month Year



Barbara K. Watson
Notary Public

The grantee or the grantee's 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 December 3, 2014

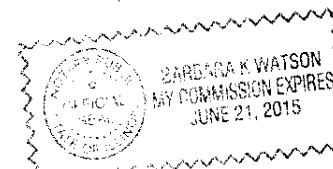
Thomas A. McKey
Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this

3rd day of December, 2014
Day Month Year



Barbara K. Watson
Notary Public