

UNOFFICIAL COPY

DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantors, **SCOTT W. SIMS and SUSAN S. SIMS**, husband and wife, of the Village of Wilmette, County of Cook and State of Illinois, for and in consideration of TEN and NO/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, Convey and Warrant unto **SCOTT W. SIMS and SUSAN S. SIMS**, as Co-Trustees of the **SIMS FAMILY TRUST DATED AUGUST 15, 2016**, whose address is 724 11TH Street, Village of Wilmette, State of Illinois, all interest in the following described real estate in the County of Cook and State of Illinois, to-wit:



Doc#: 1624250065 Fee: \$42.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/29/2016 02:26 PM Pg: 1 of 3

A PART OF LOT 8 IN BLOCK 24 IN WILMETTE VILLAGE IN SECTION 34, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 8, A DISTANCE OF 120.23 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 31.95 FEET TO A POINT; THENCE, SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 58.49 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 4.60 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 61.44 FEET TO A POINT IN THE EAST LINE OF LOT 8; THENCE SOUTH 00 DEGREES 28 MINUTES 30 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 36.50 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 05-34-107-042-0000

Address of Real Estate: 724 11TH St., Wilmette, IL 60091

TO HAVE AND TO HOLD the said premises with all hereditaments and appurtenances thereunto belonging or in anywise appertaining upon the trusts and for the uses and purposes herein and in said trust instrument referred to above.

Full power and authority is hereby granted to said trustee to: improve; manage; subdivide; contract to sell; grant options to purchase; sell on any terms; convey either with or without consideration; convey 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; donate; dedicate; mortgage or otherwise encumber; lease upon any terms and for any period of time; partition or exchange for other real or personal property; grant easements or charges of any kind; release; convey or assign any right, title or interest in or about or easement appurtenant; and to deal with said property in all other ways as it would be lawful for any person owning the same to deal with the same, at any time or times hereafter.

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 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 of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust, and every deed, mortgage, lease or other instrument executed by said trustee shall be conclusive evidence in favor of every person relying upon any such conveyance or other instrument, (a) that at the time of the delivery thereof the trust created by said trust declaration 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 said trust declaration or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized to execute and deliver every such deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor in trust that such successor in trust has been properly appointed and is fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

UNOFFICIAL COPY

The interest of each beneficiary hereunder and of all persons claiming under 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 interest, legal or equitable, in and to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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 hands and seals this 15 day of August, 2016.

Scott W. Sims (SEAL)
SCOTT W. SIMS

Susan S. Sims (SEAL)
SUSAN S. SIMS

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, a Notary Public in and for said County, in the State aforesaid, do hereby certify that *SCOTT W. SIMS and SUSAN S. SIMS*, 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 notarial seal this 15th of August, 2016.



Brooke Berning Peppey
Notary Public

THIS INSTRUMENT WAS PREPARED BY AND AFTER RECORDING IS TO BE RETURNED TO:

Brooke Berning Peppey
Padgitt, Padgitt & Peppey Ltd.
560 Green Bay Rd., Suite 100
Winnetka, Illinois 60093

TAXPAYER NAME AND ADDRESS:

Scott W. Sims and Susan S. Sims, Co-Trustees
724 11TH St.
Wilmette, IL 60091

THIS CONVEYANCE IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH E, SECTION 4 OF THE REAL ESTATE TRANSFER ACT

Brooke Berning Peppey
(GRANTOR/GRANTEE OR AGENT)

DATED: 8/15/16

Village of Wilmette
Real Estate Transfer Tax

EXEMPT

AUG 22 2016

Exempt - 11483

Issue Date _____

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 8/16/2016

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

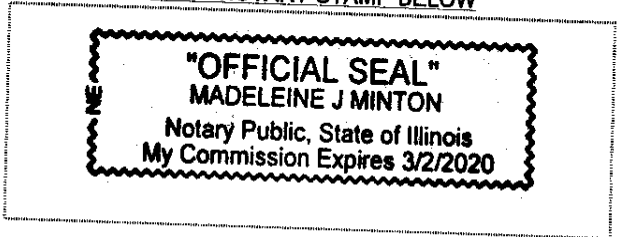
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): Brooke B. Peppery

On this date of: 8/16/2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 8/16/2016

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

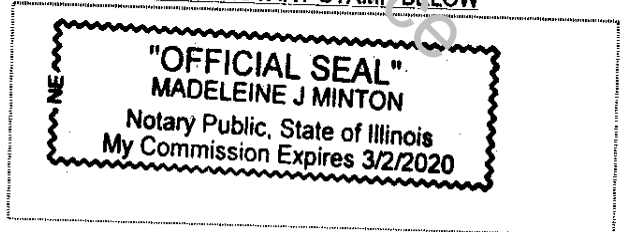
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Brooke B. Peppery

On this date of: 8/16/2016

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**)