

DEED IN TRUST

(ILLINOIS)



Doc# 1627155353 Fee \$46.00

CHSP FEE: \$9.00 PRF FEE \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/27/2016 03:28 PM PG: 1 OF 5

THIS INDENTURE WITNESSETH, that Abel C. Hauri, and Laura Hauri, husband and wife, of the Village of Park Ridge, County of Cook, and State of Illinois, for and in consideration of Ten Dollars in hand paid, and of other good and valuable considerations,

receipt of which is hereby duly acknowledged, CONVEY and QUIT CLAIM fifty per cent (50%) of the total undivided interest in the subject property unto Abel C. Hauri, Grantee, 120 N. Northwest Hwy, #202, Park Ridge, Illinois 60068, as Trustee under the provisions of a certain Trust Agreement, dated the 15 day of NOVEMBER, 1994, and known as the ABEL C. HAURI TRUST (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto each and every successor or successors in trust under said trust agreement, and fifty per cent (50%) of the total undivided interest in the subject property unto Laura Hauri, Grantee, 120 N. Northwest Hwy, #202, Park Ridge, Illinois 60068, as Trustee under the provisions of a certain Trust Agreement, dated the 15th day of NOVEMBER, 1994, and known as the LAURA HAURI TRUST (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto each and every successor or successors in trust under said trust agreement, the following described real estate situated in Cook County, Illinois, to wit:



CITY OF PARK RIDGE REAL ESTATE TRANSFER STAMP NO. 42483

[See Legal Description attached hereto as Exhibit A]

Permanent Index Number:	09-26-424-004-1002
Commonly known as:	120 N. Northwest Hwy, #202, Park Ridge, Illinois 60068

SUBJECT TO:

- (1) Real estate taxes for the year 2014, and subsequent years;
- (2) Building lines, covenants, conditions, restrictions and easements of record;
- (3) All applicable zoning laws and ordinances.

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said trust agreement set forth.

UNOFFICIAL COPY

Full power and authority are hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms to convey either with or without considerations to convey said real estate 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 real estate, 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 99 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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.

In no case shall any party dealing with said Trustee in relation to said real estate, or to whom said real estate 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 real estate 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.

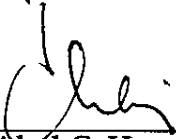
The interest in each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

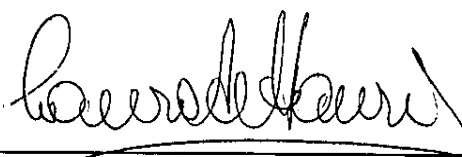
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance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

And the said grantor__ 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_ set their hand(s) and seal(s) this 30 day of

September, 2019


 _____ (SEAL)
 Abel C. Hauri


 _____ (SEAL)
 Laufa Hauri

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Abel C. Hauri and Laura Hauri, 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 30th day of September, 2014.

Valerie W Okada
NOTARY PUBLIC



MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/STATE TRANSFER STAMP

Property of Cook County Clerk's Office

NAME AND ADDRESS OF PREPARER:
Ralph J. Schumann, Attorney at Law
LAW OFFICES OF RALPH J. SCHUMANN
1701 East Woodfield Road, Suite 910
Schaumburg, Illinois 60173
847.273.8700 | Fax 847.273.8701

EXEMPT under provisions of paragraph (e) Section 4, Real Estate Transfer Act, actual consideration is less than \$100.00.

Date: SEPT 30, 2014

Ralph J. Schumann
Buyer, Seller or Representative agent

MAIL TO:



Ralph J. Schumann
LAW OFFICES OF RALPH J. SCHUMANN
1701 East Woodfield Road, Suite 910
Schaumburg, IL 60173

ADDRESS OF PROPERTY:

120 N. Northwest Hwy, #202, Park Ridge, Illinois 60068

TAXES TO BE MAILED TO:

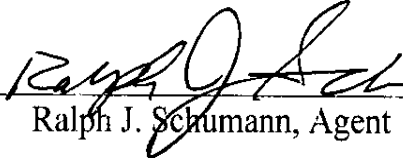
Abel C. Hauri and Laura Hauri (at property address)

UNOFFICIAL COPY

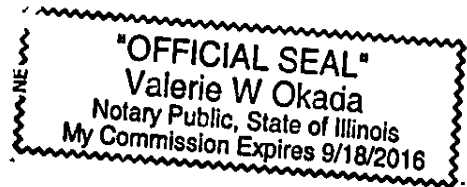
STATEMENT BY GRANTOR AND GRANTEE

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 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 AUG. 29 , 20 16

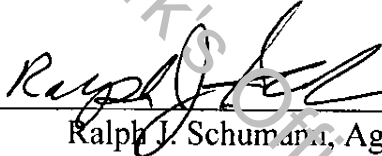
Signature: 
Ralph J. Schumann, Agent

Subscribed and sworn to before me
by the said Agent
this 29~~th~~ day of AUG. , 20 16
Notary Public Valerie Okada



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.

Dated AUG. 29 , 20 16

Signature: 
Ralph J. Schumann, Agent

Subscribed and sworn to before me
by the said Agent
this 29~~th~~ day of AUG. , 20 16
Notary Public Valerie Okada



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)