

# UNOFFICIAL COPY

Doc#: 1631315056 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/08/2016 10:43 AM Pg: 1 of 3

MAIL TAX BILL TO:  
Gary & Elizabeth Deacon  
510 W. Burning Tree Ln.  
Arlington Heights, IL 60004

Dec ID 20161101677463  
ST/CO Stamp 0-389-168-960

MAIL RECORDED DEED TO:  
Lakeshore Title Agency  
3501 Algonquin Rd., Suite 120  
Rolling Meadows, IL 60008  
File No. 1643696

## Warranty Deed in Trust Statutory (Illinois)

THE GRANTOR, **GARY N. DEACON AND ELIZABETH A. DEACON**, husband and wife, of 510 W. Burning Tree Ln., Arlington Heights, IL 60004, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to **GARY N. DEACON AND ELIZABETH A. DEACON, HUSBAND AND WIFE, AS CO-TRUSTEES OF THE DEACON FAMILY TRUST** of 510 W. Burning Tree Ln., Arlington Heights, IL 60004, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 18 IN BLOCK 6 IN BERKELEY SQUARE UNIT NUMBER 7, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 7, AND PART OF THE SOUTH WEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 8, 1968, AS DOCUMENT 10578659, IN COOK COUNTY, ILLINOIS.

CKA: 510 W. BURNING TREE LN., ARLINGTON HEIGHTS, IL 60004  
PIN: 03-07-415-018-0000

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois. TO HAVE AND TO HOLD said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth as **Tenants by the Entirety**.

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 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 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.

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

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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.

Dated this 21st day of October, 2016.

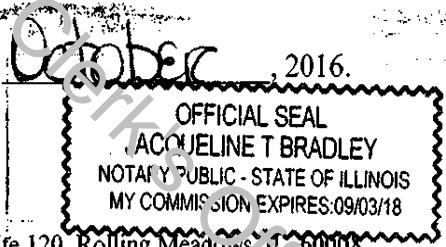
X *Gary N. Deacon*  
GARY N. DEACON

X *Elizabeth A. Deacon*  
ELIZABETH A. DEACON

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 GARY N. DEACON AND ELIZABETH A. DEACON, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 21st day of October, 2016.  
*Jacqueline T. Bradley*  
Notary Public  
My commission expires: 9-3-18



Prepared by: Patrick Pontarelli, Attorney at Law 3501 Algonquin Rd., Suite 120, Rolling Meadows, IL 60008

EXEMPT UNDER THE PROVISIONS OF SEC. 31-45 (e) OF THE ILLINOIS PROPERTY TAX CODE (35 ILCS 200/31-45)

*Gary N. Deacon*  
SELLER, BUYER OR AGENT

### STATEMENT BY GRANTOR AND GRANTEE

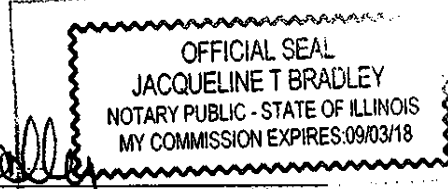
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

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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 10/21, 2016 Signature: Elizabeth A. Seacon  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Grantor  
this 21st day of October, 2016.

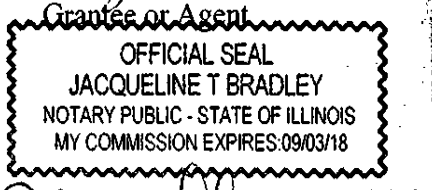


NOTARY PUBLIC Jacqueline T Bradley

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 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.

Date 10/21, 2016 Signature: Elizabeth A. Seacon  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Grantee  
this 21st day of October, 2016.



NOTARY PUBLIC Jacqueline T Bradley

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.)

PROPERTY OF COOK COUNTY CLERK'S OFFICE