

UNOFFICIAL COPY



1636549146D

Doc# 1636549146 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/30/2016 02:04 PM PG: 1 OF 4

DEED IN TRUST (Illinois)

THE GRANTOR: MARY E. ROSE, A widow, of the 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 quit claim unto:

MARY E. ROSE

as Trustee under the provisions of a Declaration of Trust ("Trust") dated the 20th day of December, 2016 (hereinafter referred to as "Trustee") and unto all and every successor or successor in trust under said Trust, the following described real estate in the County of Cook and State of Illinois, to wit:

Legal Description:

LOT 35 IN OAKSBURY, A SUBDIVISION OF THE NORTH HALF OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index No. 02-35-108-039-0000

Address of Real Estate: 2923 Oaksbury Court, Rolling Meadows, Illinois 60008

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, streets, 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

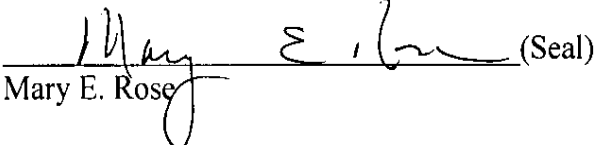
UNOFFICIAL COPY

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.

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 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 obligated or privileged to inquire into any of the terms of said Trust 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, 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, 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.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set her hand and seal this 20th day of December, 2016.

 (Seal)

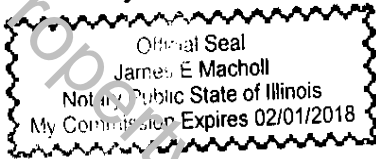
 Mary E. Rose

UNOFFICIAL COPY

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 Mary E. Rose, A widow, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day, in person, and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 20 day of December, 2016.



[Signature]
Notary Public

This instrument was prepared by James E. Macholl, 9501 West Devon Avenue, 8th Floor, Rosemont, Illinois 60018.

Send subsequent tax bills to:
Mary E. Rose
2923 Oaksbury Court
Rolling Meadows, IL 60008

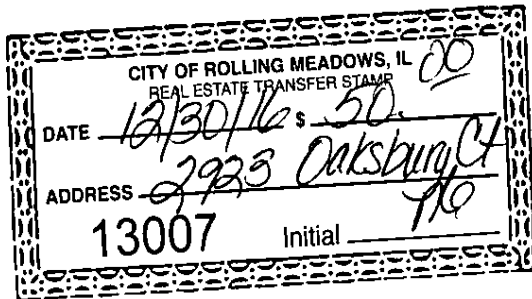
Mail to:

James E. Macholl
Storino, Ramello & Durkin
9501 West Devon Avenue
Rosemont, Illinois 60018
(847) 318-9500

EXEMPT under provisions of paragraph e,
Section 4, Real Estate Transfer Act

Date: December 20, 2016

[Signature]
Buyer, Seller, or Representative



UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

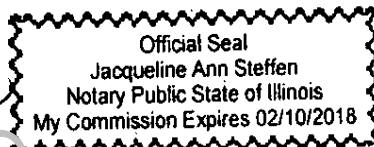
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 December 30, 2016, 2016

Signature: 
Grantor or Agent


Subscribed and sworn to before me

By the said JAMES E. MITCHELL
This 30th day of December, 2016
Notary Public Jacqueline Ann Steffen



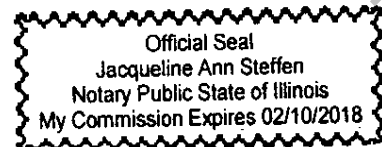
The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December 30, 2016, 2016

Signature: 
Grantee or Agent

Subscribed and sworn to before me

By the said JAMES E. MITCHELL
This 30th day of December, 2016
Notary Public Jacqueline Ann Steffen



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.)