

UNOFFICIAL COPY

DEED INTO TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Robert J. Phalen and Margaret Ann Phalen, Husband and Wife, of the City of Elgin, County of COOK, State of Illinois, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid, CONVEY and QUIT CLAIM to

Robert J. Phalen and Margaret Ann Phalen, Trustees and beneficiaries married to each other, in Tenancy by The Entirety, or their successors in trust, under the Phalen Living Trust dated October 20, 1995 and any amendments thereto of 939 Chippewa Drive, Elgin, Illinois 60120

all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

Lot 188 in Lord's Park Manor, Unit Number 6, being a Subdivision of parts of Lots 2, 3 and 5 in the Circuit Court Partition of the part of Sections 6 and 7, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 06-07-115-002-0000

Address(es) of Real Estate: 939 Chippewa Drive
Elgin, Illinois 60120

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.



1700319003D

Doc# 1700319003 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/03/2017 09:06 AM PG: 1 OF 5

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In addition to all of the powers and authority granted to the trustee by the terms of said Agreement, full power and authority is hereby granted to the 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 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 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, 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 or title or interest in or about or easement appurtenant to said real estate 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 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 the 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 the 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 the trustee, or be obliged or privileged to inquire into any of the terms of said agreement and every deed, trust deed,

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mortgage, lease or other instrument executed by the 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 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 Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors 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 real estate 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 "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

And said GRANTOR hereby expressly waives and releases 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.

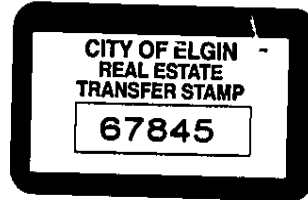
IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunder set their hands and seals dated 11-29-2016.

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Robert J. Phalen (SEAL)
Robert J. Phalen

Margaret Ann Phalen (SEAL)
Margaret Ann Phalen

Exempt under provisions of Paragraph E
Section 31-45, Real Estate Transfer Tax Law.



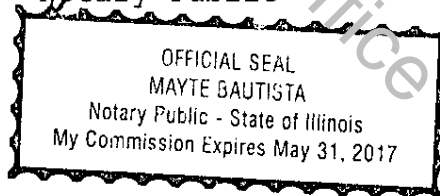
Daniel O. Hands 11-29-16
Buyer/Seller/Representative Date

State of Illinois, County of COOK ss.

I, the undersigned, a Notary Public on and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Robert J. Phalen and Margaret Ann Phalen, Husband and Wife**, 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 official seal, dated Nov. 29, 2016

Mayte Bautista
Notary Public



This instrument was prepared by: **DANIEL O. HANDS, 2021 Midwest Road, Suite 200, Oak Brook, Illinois 60523.**

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

Daniel O. Hands
2021 Midwest Road, #200
Oak Brook, IL 60523

Robert and Margaret Phalen
939 Chippewa Drive
Elgin, IL 60120

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STATEMENT BY GRANTOR AND GRANTEE

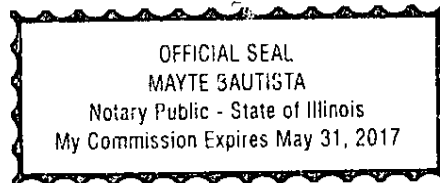
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to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

Dated: 11-29-16

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Robert J. Phalen this 29th day of November, 2016.

Notary Public [Signature]



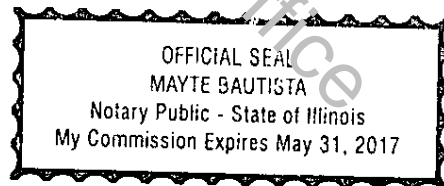
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to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

Dated: 11-29-16

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Margaret A. Phalen this 29th day of November, 2016.

Notary Public [Signature]



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 the provisions of Section 4 of the Illinois Real Estate Transfer Act.)