

UNOFFICIAL COPY

DEED IN TRUST

PREPARED BY AND MAIL TO:

Michelle V. Hanlon, Esq.
GOLDSTINE, SKRODZKI, RUSSIAN,
NEMEC AND HOFF, LTD.
ATTORNEYS AT LAW
835 McClintock Drive, Second Floor
Burr Ridge, IL 60527
Phone: (630) 655-6000

MAIL TAX BILL TO:

Kevin and Linda Brooks
189 Country Club Dr.
Prospect Heights, IL 60070



1702444046

Doc# 1702444046 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/24/2017 12:19 PM PG: 1 OF 4

(The Above Space For Recorder's Use Only)

THE GRANTORS, **KEVIN M. BROOKS** and **LINDA M. BROOKS**, a married couple, of the city of Prospect Heights, Illinois, County of Cook, State of Illinois, for the consideration of TEN DOLLARS (\$10.00) and for other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM to: **KEVIN M. BROOKS** and **LINDA M. BROOKS** (or their designated successors), not individually but as Trustees of the **BROOKS FAMILY TRUST** under agreement dated December, 28 2016, 189 Country Club Drive, Prospect Heights, Illinois 60070, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois.

UNIT 12-12-R-D-1 AT WILLOW POND AT BAR HARBOUR CONDOMINIUM AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED PROPERTY: WILLOW POND AT BAR HARBOUR, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SCHAUMBURG, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED 8/4/86 AND KNOWN AS TRUST NUMBER 068928-06, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON 12/4/87 AS DOCUMENT 87643830, TOGETHER WITH THE UNDIVIDED INTEREST OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, EXCEPTING THE UNITS AS DEFINED AND SET FORTH IN THE DECLARATION AND SURVEY, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATION AS SAME ARE FILED IN COOK COUNTY, ILLINOIS.

COMMONLY

KNOWN AS: 200 Brookston Drive, Schaumburg, Illinois 60173

P.I.N.: 07-24-300-049-1155

CCRD REVIEWER

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes:

1. The Trustees are vested with full rights of ownership over the above described real estate and the Trustees are specifically granted and given the power and authority:

- (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
- (b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;
- (c) To execute leases and subleases for terms as long as 200 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;
- (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
- (e) To manage, control and operate said real estate, to collect the rent, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of the BROOKS FAMILY TRUST under agreement dated December 28, 2016; and
- (f) Anything herein to the contrary notwithstanding, the Trustees' liability hereunder, under the trust agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustees shall not become individually or personally obligated in any manner related thereto.

2. The Trustees shall hold the real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain trust agreement dated the 28 day of December, 2016, and known as the BROOKS FAMILY TRUST, as it may have been amended and restated.

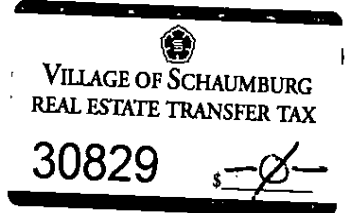
3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustees need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustees shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustees need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustees to act in any exercise of any powers granted by this deed or the adequacy or disposition of any consideration paid to Trustees nor inquire into the provisions of the said unrecorded trust agreement and any amendments thereto collateral hereto.

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4. The Grantors do hereby define and declare that the interests of any beneficiary hereunder or under said trust agreement and any amendment thereto collateral hereto shall be personal property only.

5. By its acceptance of this conveyance, the Trustees covenant and agree to do and perform the duties, acts and requirements that are binding up the Trustees.

DATED this 28 day of December, 2016.



Kevin M. Brooks
KEVIN M. BROOKS

Linda M. Brooks
LINDA M. BROOKS

Exempt under the provisions of Paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Act.

12/28/16
Date

Linda M. Brooks
Buyer, Seller or Representative

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 KEVIN M. BROOKS and LINDA M. BROOKS, a married couple, personally known to me to be the same persons whose names are subscribed to the foregoing document appeared before me this day in person and acknowledged that they signed, sealed and delivered the same 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 this 28 day of December, 2016.

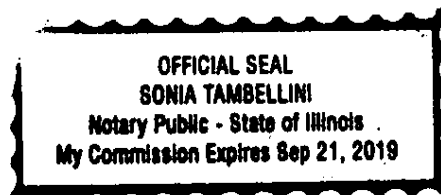
Sonia Tambellini
Notary Public

REAL ESTATE TRANSFER TAX 24-Jan-2017



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

07-24-300-049-1155 | 20170101604074 | 1-131-142-336



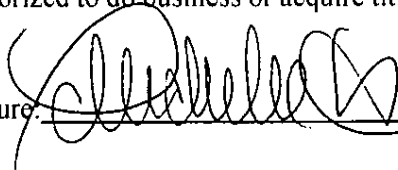
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STATEMENT
BY
GRANTOR AND GRANTEE

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 the 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: January 19, 2017.

Signature: 
Agent/Grantor

SUBSCRIBED AND SWORN TO BEFORE

me by the said Agent/Grantor on
January 19, 2017

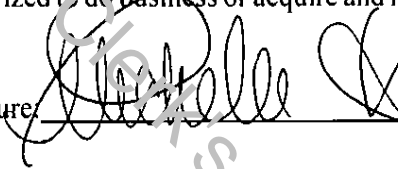


Notary Public



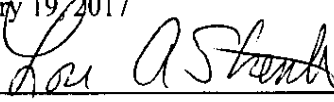
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: January 19, 2017

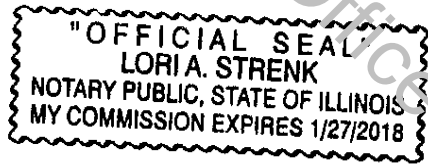
Signature: 
Agent/Grantee

SUBSCRIBED AND SWORN TO BEFORE

me by the said Agent/Grantee on
January 19, 2017



Notary Public



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 Tax Act).