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17-303103

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MAIL RECORDED DEED TO:

Attorney Michael W. Hansen
735 Essington Road, Suite 102
Joliet, IL 60435

Doc#: 1704846170 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/17/2017 10:48 AM Pg: 1 of 4

MAIL TAX BILL TO:

Thomas W. Hansen, Trustee
Sheila R. Hansen, Trustee
304 Rugeley Road
Western Springs, IL 60558-1955

Dec ID 20170201613537
ST/CO Stamp 1-552-044-736

THIS INSTRUMENT PREPARED BY:

Michael W. Hansen
735 Essington Road
Suite 102
Joliet, IL 60435

ABOVE SPACE FOR RECORDER'S USE

QUIT-CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantors, Thomas W. Hansen and Sheila R. Hansen, Husband and Wife, of the City of Western Springs, in the County of Cook and the State of Illinois, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and QUIT CLAIM to

Thomas W. Hansen, as Trustee of The Thomas W. Hansen Trust, dated the 27th day of December, 2016, of which Thomas W. Hansen is the primary beneficiary, and Sheila R. Hansen, as Trustee of The Sheila R. Hansen Trust, dated the 27th day of December, 2016, of which Sheila R. Hansen is the primary beneficiary, said beneficial interest to be held as tenancy by the entirety according to Illinois Statute 735 ILCS 5/12-112 and 765 ILCS 1005/lc, and whose address is: 304 Rugeley Road, Western Springs, Illinois, the following described real estate in the County of Will, and the State of Illinois, to wit:

Lot Seventeen (17) (except the East Thirty (30) feet thereof) ---(17)
Lot Eighteen (18) (except the West Twenty (20) feet thereof)---(18)
In Block Eighteen (18) in Springdale – Unit No. 3, being a Subdivision in the West Half (1/2) of Section 8, Township 38 North, Range 12, East of the Third Principal Meridian, and of Lot "A" in Springdale – Unit No. 2, being a Subdivision in the West Half (1/2) of Section 8 aforesaid, according to the Plat of said Springdale – Unit No. 3, registered in the Office of the Registrar of Titles of Cook County, Illinois, on September 16, 1959, as Document Number 1886018.

P.I.N. 18-08-107-037-0000

Commonly known as: 304 Rugeley Road, Western Springs, Illinois 60558-1955

TO HAVE AND TO HOLD the said premises with the appurtenance upon the trust and for the uses and purposes herein and in said trust agreement set forth.

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FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises 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 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 present or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms 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 or make leases and to grant options to lease and options to renew leases or options to purchase the whole or any part of the reversion and to contract respecting the manner of pricing the amount of present or future rentals, to partition or kind, to release, convey or assign any right, title or interest in or about or easement appurtenant of 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 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 thereon and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver very 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, power, 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 interests, legal or equitable, in or to said real estate as such, but only an interest in the earnings avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives 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 for sales on execution or otherwise.

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DATED this 27 day of December, 2016.



Thomas W. Hansen

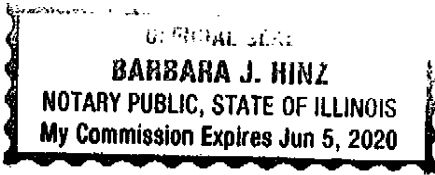


Sheila R. Hansen

STATE OF ILLINOIS)
) SS.
COUNTY OF Will)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Thomas W. Hansen and Sheila R. Hansen, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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.

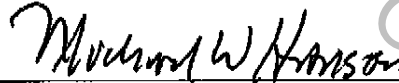
Given under my hand and Notarial Seal this 27th day of December, 2016.




Notary Public



My Commission Expires: _____

Exempt under provisions of Paragraph (e), Section 31-45
Property Tax Code.



Buyer, Seller or Representative

Date: 12-27-16

REAL ESTATE TRANSFER TAX		16-Feb-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
18-08-107-037-0000	20170201613537	1-552-044-736



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First American

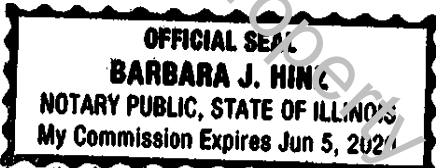
First American Title Insurance Company
2777 Diehl Road
Warrenville, IL 60555

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 12/27/16

Signature *Thomas W Hansen*
Grantor or Agent



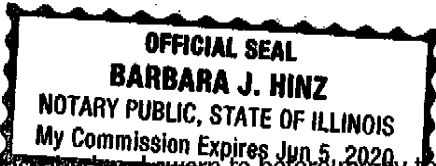
Subscribed and sworn to before me by the said Thomas W. Hansen affiant
this 27th day of December, 2016

Notary Public *Barbara J. Hinz*

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 12/27/16

Signature *Thomas W Hansen*
Grantor or Agent



Subscribed and sworn to before me by the said Thomas W. Hansen affiant
this 27th day of December, 2016

Notary Public *Barbara J. Hinz*

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