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### **UNOFFICIAL COPY**

This instrument prepared by:
B. George Oleksiuk and Associates, P.C.
422 E. Palatine Road
Palatine, IL 60074

Mail future tax bills to: Robert H. Arnold and Jean G. Arnold, Co-Trustees, of the Arnold Family Trust dated 2/6/2017 151 Wing Street, Unit 607A Arlington Heights, 1L 60005

Mail this recorded instrument to:
B. George Oleksiuk and Associates, P.C.
422 E. Palatine Road
Palatine, IL 60074

Doc#. 1705315070 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 02/22/2017 10:14 AM Pg: 1 of 4

Dec ID 20170201613636 ST/CO Stamp 0-619-279-040

### WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETM, that the Grantor, Robert H. Arnold, a married man, of the City of Arlington Heights, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto Robert H. Arnold and Jean G. Arnold, Co-Trustees, of the Arnold Family Trust dated 2/6/2017 the following described real estate in the County of Cook State of Illinois, to wit:

PARCEL ONE: UNIT 607 IN WING STREET CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED MAY 28, 2003 AS DOCUMENT NO. 031481023, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 29 AND THE NORTH, HALF OF THE SOUTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: THE EXCLUSIVE RIGHT TO THE USE OF GARA 3E SPACE(S) 139 AND 140, A LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 031483023.

PARCEL THREE: EASEMENTS FOR THE BENEFIT OF PARCELS ONE AND TWO FOR INGRESS, EGRESS, USE AND ENJOYMENT AS SET FORTH IN CROSS EASEMENT AND COST SHARING AGRAEMENT RECORDED AS DOCUMENT NO. 00577251.

Permanent Index Number(s): 03-29-340-031-1044

Property Address: 151 Wing Street, Unit 607A, Arlington Heights, IL 60005

Attorneys' Title Guaranty Fund, Inc. 1 S. Wocker Dr., Ste. 2400 Chicago, 12 60606-4650 Attn: Search Department

together with the tenements and appurtenances thereunto belonging.

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 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 re-subdivide 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, to pledge or otherwise to 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 *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 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

FOR USE IN: IL Page 1 of 3 **UNOFFICIAL COPY** 

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 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, her, 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 becaunder 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.

And the said Grantor(s) hereby expressly waive(s) and release(s) 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 Granto	or(s) aforesai	d has/have hereunto set his/her/their hand(s) and seal(s) this <u>6th</u> day of
FEBRUAY, 20	17·	
	0	× LOLD
Exempt Under Provision of Par	ragraph 🔼 S	Section 4, Real Estate Robert H. Arnold
Transfer Act	1	46
Date: 2-6-17	12 Al	JORNey X Jean X Cheroles
Signature: Dily UV	C) [41	
•		(to waive homestead)
STATE OF ILLINOIS	) ) SS	I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Robert H. Arnold, a mar red man, and Jean G. Arnold,
COUNTY OF COOK	)	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 persor, and acknowledged that
		he/she/they signed, sealed, and delivered the said instruments as his/her/their free and
		voluntary act, for the uses and purposed therein set forth, including the release and
		waiver of the right of homestead.
1 .	OFFICE	AL SEAL Inder my hand and Notarial Seal this 6/ day of Februam, 2017.
		State of Illinois
<b>∮</b> My C	Commission E	xpires 11/02/2019
		Notary Public

#### TRUSTEE ACCEPTANCE

The Grantee, Robert H. Arnold and Jean G. Arnold, Co-Trustees, of the Arnold Family Trust dated 2/6/2017 as Trustee under the provisions of a trust dated the 6 day of February 2017, known as Trust Number, hereby acknowledges and accepts this conveyance

into the said trust.

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# UNOFFICIAL COPY As Trustee as Aforesaid

As Trustee as Aforesaid

Property of Cooper County Clerk's Office

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### STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or 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 under the laws of the State of Illinois.

Subscribed and sworn to be fore me this	
6/ day of February	2017
Day Monat A	Year OFFICIAL SEAL BOHDAN G. OLEKSIUK
B Glade U, U Chart  Notary Public	Notary Public - State of Illinois My Commission Expires 11/02/2019

Dated 6th of February, 2017

The grantee or the grantee's 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 co poration, 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 6th of February , 2017 Lean & Austocio Signature of Grantee or Agent

NOTE: Any person who knowingly submits a false statement concerning the fdentity 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.)

Subscribed and sworn to before me this

day of

Day / 1 1 Mor

Year

OFFICIAL SEAL
BOHDAN G. OLEKSIUK
Notary Public - State of Illinois
My Commission Expires 11/02/2019

Notary Public