

UNOFFICIAL COPY

WARRANTY DEED IN TRUST (ILLINOIS)



Doc# 1709749027 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/07/2017 10:09 AM PG: 1 OF 4

THE GRANTOR, LOIS FAYE HABER, married to MICHAEL J. HABER, of the Village of Barrington, County of Cook, State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MICHAEL J. HABER and LOIS FAYE HABER, Co-Trustees under trust agreement dated November 5, 2016, and known as the "HABER 2016 TRUST", as may be amended, of 739 Meadow Lane, Barrington, IL 60010, and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

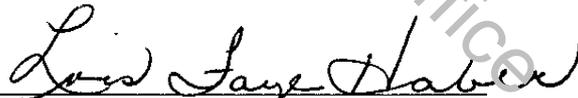
SEE PAGE 2

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the use and purposes set forth on Exhibit "A" attached hereto and in said trust agreement set forth and grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PERMANENT INDEX NUMBER: 01-01-318-026.

ADDRESS OF REAL ESTATE: 739 MEADOW LANE, BARRINGTON, IL 60010.

DATED this 5th day of April, 2017.


LOIS FAYE HABER, Grantor

THIS IS NOT HOMESTEAD PROPERTY.

THIS TRANSACTION IS EXEMPT PURSUANT TO PARAGRAPH 4(e) OF THE REAL PROPERTY TRANSFER TAX ACT. Daniel T. Fromage DATED: April 5, 2017
AGENT

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LEGAL DESCRIPTION

LOT 22 AND LOT 23 (EXCEPT THE NORTH 65 FEET THEREOF) IN BLOCK 5 IN BARRINGTON HIGHLANDS A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (a) general taxes for the year 2016 and subsequent years; (b) covenants, conditions and restrictions of record and building lines; (c) private, public and utility easements and roads and highways (IF ANY).

STATE OF ILLINOIS

COUNTY OF COOK)

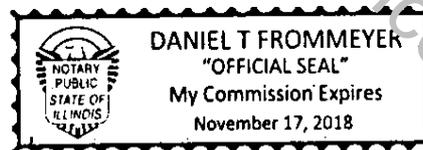
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LOIS FAYE HABER is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and seal, this 5th day of April, 2017.

Commission expires NOVEMBER 17, 2018.

Daniel T. Frommeyer
NOTARY PUBLIC

This instrument was prepared by:
DANIEL T. FROMMEYER
DANIEL T. FROMMEYER, LTD.
400 EAST MAIN STREET
BARRINGTON, IL 60010



MAIL TO:

DANIEL T. FROMMEYER
DANIEL T. FROMMEYER, LTD.
400 EAST MAIN STREET
BARRINGTON, IL 60010

SEND TAX BILLS TO:

MICHAEL J. HABER, TRUSTEE
LOIS FAYE HABER, TRUSTEE
739 MEADOW LANE
BARRINGTON, IL 60010

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EXHIBIT "A" WARRANTY DEED IN TRUST

GRANTOR: LOIS FAYE HABER
 GRANTEE: MICHAEL J. HABER and LOIS FAYE HABER, Co-Trustees
 under trust agreement dated November 5, 2016, and known as the
 "HABER 2016 TRUST", as may be amended,
 PROPERTY: 739 Meadow Lane, Barrington, IL 60010
 P.I.N. : 01-01-318-026.

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 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 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 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.

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: APRIL 5, 20 17

SIGNATURE: Lois Faye Haber
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): LOIS FAYE HABER

On this date of: APRIL 5, 20 17

NOTARY SIGNATURE: Daniel T. Frommeyer

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: APRIL 5, 20 17

SIGNATURE: Lois Faye Haber, Trustee
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

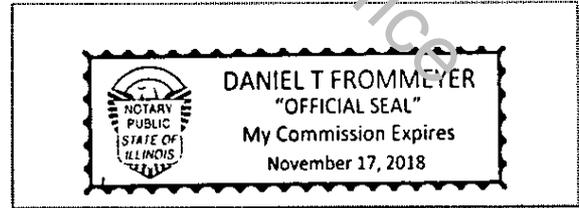
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Lois FAYE HABER, TRUSTEE

On this date of: APRIL 5, 20 17

NOTARY SIGNATURE: Daniel T. Frommeyer

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**