

# UNOFFICIAL COPY

## DEED IN TRUST



\*1719949100\*

Doc# 1719949100 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/18/2017 04:06 PM PG: 1 OF 3

MAIL TO: SUSAN MOORE GRAY  
441 S. Stewart Lane  
Palatine, IL 60067

**NAME & ADDRESS OF TAXPAYER:**

Mr. and Mrs. William Klapproth  
227 S. Chestnut  
Arlington Heights, IL 60005

THE GRANTORS, **WILLIAM A. KLAPROTH and RANDAL A. KLAPROTH, His Wife**, of 227 S. Chestnut, Arlington Heights, Illinois, for and in consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to:

GRANTEES, **WILLIAM A. KLAPROTH, as Trustee of the William A. Klapproth Trust dated July 17, 2017 or his successor in trust, an undivided one-half (1/2) interest, and unto RANDAL ANN KLAPROTH, as Trustee of the Randal Ann Klapproth Trust dated July 17, 2017 or her successor in trust, an undivided one-half (1/2) interest**, in and to the following described Real Estate as situated in the County of Cook, in the State of Illinois, to be held not as Tenants in Common or as Joint Tenants, but as TENANTS BY THE ENTIRETY, to wit:

Permanent Index Number: 03-31-213-030-0000

Common Address: 227 S. Chestnut, Arlington Heights, Illinois

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes therein and in said declarations of trusts set forth.

Full power and authority are hereby granted to said trustees 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 trustees.

In no case shall any party dealing with said trustees 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 trustees, 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 declarations of trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 trusts created by this Indenture and by said declarations of trust 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 declarations of trust or is some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were duly authorized and empowered to

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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.

And the said grantors hereby expressly waive 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 from sale on execution or otherwise.

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

Dated: 7-17-2017 Susan Moore Gray, atty  
Representative

DATED this 17<sup>th</sup> day of July, 2017

William A. Klapproth (SEAL) Randal Ann Klapproth (SEAL)  
WILLIAM A. KLAPROTH RANDAL ANN KLAPROTH

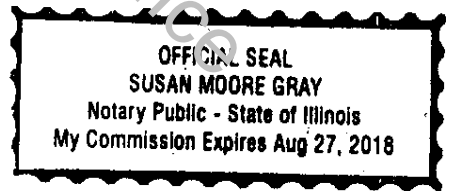
Prepared by : Susan Moore Gray, Attorney at Law, 441 S. Stuart Lane, Palatine, IL

State of Illinois )  
County of COOK

I, the undersigned Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that, WILLIAM A. KLAPROTH and RANDAL ANN KLAPROTH, 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 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 seal, this 17<sup>th</sup> day of July, 2017.

Susan Moore Gray  
Notary Public




Legal Description: LOTS 22 AND 23 IN CAROLINE FIENE'S SUBDIVISION, BEING A SUBDIVISION OF THE EST 18.4 ACRES OF THE NORTH 30.01 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 805.9 FEET OF THE NORTH 405 FEET OF SAID NORTHEAST 1/4 OF SECTION 31) IN COOK COUNTY, ILLINOIS.

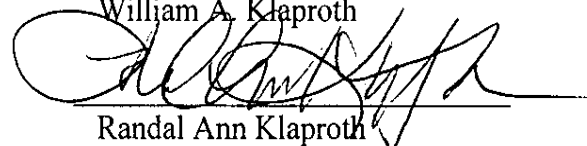
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## STATEMENT BY GRANTOR AND GRANTEE

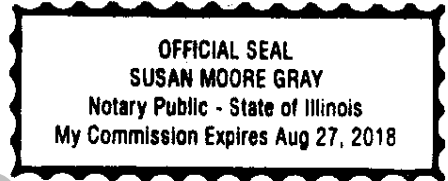
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or 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: 7-17-2017

Signature:   
William A. Klapproth

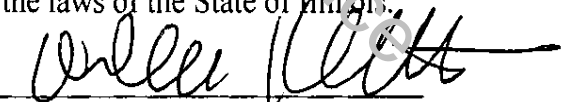
  
Randal Ann Klapproth

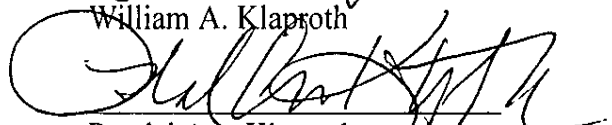
SUBSCRIBED AND SWORN TO BEFORE ME BY  
THE SAID William A. Klapproth and Randal Ann Klapproth  
THIS 17<sup>th</sup> DAY OF July, 2017  
NOTARY PUBLIC Susan Moore Gray



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, and 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: 7-17-2017

Signature:   
William A. Klapproth

  
Randal Ann Klapproth

SUBSCRIBED AND SWORN TO BEFORE ME BY  
THE SAID William A. Klapproth and Randal Ann Klapproth  
THIS 17<sup>th</sup> DAY OF July, 2017  
NOTARY PUBLIC Susan Moore Gray

