

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTORS, **DAVID LEE PERRY and LYNETTE B. PERRY, Husband and Wife**, of: 1822 Fox Run Dr., Unit A, of the Village of Elk Grove, County of Cook, and State of Illinois, in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrant to the Grantees: **DAVID LEE PERRY and LYNETTE B. PERRY**

of: 1822 Fox Run Dr., Unit A  
Elk Grove Village, IL 60007-7016



\*1719934051D\*

Doc# 1719934051 Fee \$44.25

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/18/2017 11:53 AM PG: 1 OF 3

as Co-Trustees, under the terms and provisions of a certain Trust Agreement dated the 25th day of May, 2017, and designated as the **PERRY FAMILY TRUST NUMBER 17E021**, and to any and all successors as the Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

UNIT 11-1 IN FOX RUN MANOR HOMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 27469146 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Tax Number (PIN): 07-26-200-021-1041

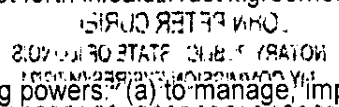
Address of Real Estate: 1822 Fox Run Dr., Unit A, Elk Grove Village, IL 60007-7016

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

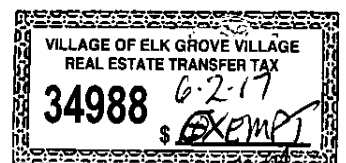
1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under the said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.



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4. In the event of the inability, refusal of the one of the Co-Trustees herein named, to act, the surviving spouse of DAVID LEE PERRY and LYNETTE B. PERRY is appointed as Successor Trustee herein or if there is no Successor Trustee then the Recorder of Deeds in which the herein named property is located shall act as Successor Trustee, with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 25th day of May, 2017.

David Lee Perry (SEAL)  
DAVID LEE PERRY

Lynette B Perry (SEAL)  
LYNETTE B. PERRY

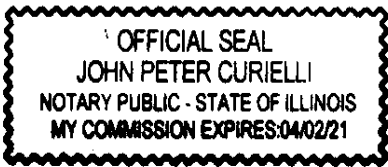
Accepted:

Accepted:

David Lee Perry (SEAL)  
DAVID LEE PERRY, as Trustee

Lynette B Perry (SEAL)  
LYNETTE B. PERRY, as Trustee

State of Illinois, County of Cook )ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVID LEE PERRY and LYNETTE B. PERRY, Husband and Wife, personally known to me to be the same persons whose names are 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 official seal this 25th day of May, 2017.

Commission expires 04/02/21 John Peter Curielli  
NOTARY PUBLIC

Exempt under provisions of Paragraph E, ILCS 200/31-45, Property Tax Code.

Dated: May 25, 2017. David Lee Perry Lynette B Perry  
DAVID LEE PERRY and LYNETTE B. PERRY, Owners

THIS DOCUMENT PREPARED BY AND MAIL TO:

JOHN PETER CURIELLI, ATTORNEY AT LAW  
LAW OFFICES OF JOHN PETER CURIELLI, P.C.  
126 South Northwest Highway  
Barrington, IL 60010-4608

SEND SUBSEQUENT TAX BILLS TO:

DAVID LEE PERRY and LYNETTE B. PERRY  
1822 Fox Run Dr., Unit A  
Elk Grove Village, IL 60007-7016

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## STATEMENT BY GRANTOR AND GRANTEE

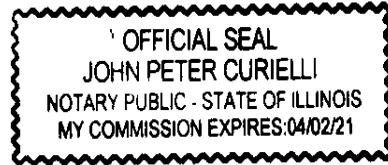
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: May 25, 2017

Signature: David L Perry  
David Lee Perry, Grantor

Subscribed and sworn to before me by the said Grantor this 25th day of May, 2017.

Notary Public John Peter Curielli



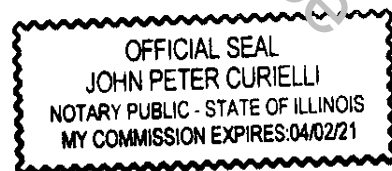
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: May 25, 2017.

Signature: Lynette B Perry  
Lynette B. Perry, Grantee

Subscribed and sworn to before me by the said Grantee this 25th day of May, 2017.

Notary Public John Peter Curielli



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.)