

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST



Doc# 1720729027 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/26/2017 11:09 AM PG: 1 OF 3

THIS INDENTURE WITNESSETH, on the 3rd day of July, 2017, that the grantors, JOHN F. HORNACEK, and SUSAN C. HORNACEK, married to each other, of the Village of LaGrange, County of Cook and State of Illinois, for and in consideration of ONE & 00/100 DOLLAR, each Convey and Quit Claim to, an undivided one-half interest as tenant in common to John F. Hornacek, Trustee of the John F. Hornacek Trust dated August 25, 2011; and an undivided one-half interest as tenant in common to Susan C. Hornacek, Trustee of the Susan C. Hornacek Trust dated August 25, 2011, the following described Real Estate situated in the County of Cook, State of Illinois, to-wit:

LOT 21 IN BLOCK 5 IN H.O. STONE AND COMPANY'S BRAINARD PARK BEING A SUBDIVISION OF THE WEST 1/2 OF WEST 1/2 OF NORTHWEST 1/4 AND WEST 1/2 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: (1) General real estate taxes for 2016 and subsequent years; and (2) Covenants, conditions, and restrictions of record; (3) Easements; and (4) Mortgages of record.

Permanent Real Estate Index Number: 18-09-117-004-0000

Address of Real Estate: 713 South Stone Avenue, LaGrange, IL 60525

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 agreements 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 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 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.

CCRD REVIEW

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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, money borrowed or advanced on said premises, or be obliged to see that the terms of these trusts 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 agreements; 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 trusts created by this indenture and by said trust agreements were 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 agreements 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.

And the said grantor hereby expressly waives and releases 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.

John F. Hornacek  
JOHN F. HORNACEK

Susan C. Hornacek  
SUSAN C. HORNACEK

State of Illinois )  
County of Cook ) ss.

I, Kristen M. Bisiules a Notary Public in and for said County, in the State aforesaid, do hereby certify that JOHN F. HORNACEK, and SUSAN C. HORNACEK, married to each other, 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 acts, 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, "OFFICIAL SEAL" KRISTEN M BISIULES Kristen M Bisiules (Notary Public)  
this 3<sup>rd</sup> day of July, 2017.  
Notary Public, State of Illinois  
My Commission Expires 9/18/2020

Exempt under provisions of Paragraph e of Section 31-45, formerly known as Section 4,  
of the Illinois Real Estate Transfer Tax Law  
Dated: July 3<sup>rd</sup>, 2017 Signed: Susan C. Hornacek

Prepared By:  
Judith M. Kerr  
Attorney at Law  
709 South Stone Avenue  
LaGrange, IL 60525

Mail to:  
Judith M. Kerr  
Attorney at Law  
709 South Stone Avenue  
LaGrange, IL 60525

Name and Address of Taxpayers:  
Hornacek Trust  
713 South Stone Avenue  
LaGrange, IL 60525

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/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 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 July 3<sup>rd</sup>, 2017

Signature: *John F. Hornacek*  
JOHN F. HORNACEK, Grantor

Subscribed and sworn to before me by the said JOHN F. HORNACEK this 3<sup>rd</sup> day of July, 2017.

*Kristen M Bisiules*  
Notary Public



The grantee or his/her agent affirms and verified 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 July 3<sup>rd</sup>, 2017

Signature: *Susan C. Hornacek*  
SUSAN C. HORNACEK, Trustee  
SUSAN C. HORNACEK TRUST  
dated August 25, 2011, Grantee

Subscribed and sworn to before me by the said SUSAN C. HORNACEK, Trustee, this 3<sup>rd</sup> day of July, 2017.

*Kristen M Bisiules*  
Notary Public



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]