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Doc# 1720915233 Fee \$46.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/28/2017 03:48 PM PG: 1 OF 5

PREPARED BY:

Rachel A. Moreau Newby
The Law Offices of Rachel A. Moreau Newby
P.O. Box 1708
Crystal Lake, Illinois 60039

DEED IN TRUST

GRANTOR, Tracie M. Scafuri, a single individual, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM to Roberta L. Werneske as Trustee under the provisions of a Trust Agreement dated the 5th day of May 2003 and known as the Roberta L. Werneske Declaration of Trust, and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

THAT PART OF LOT 10 IN COBBLER'S CROSSING UNIT 15, BEING A SUBDIVISION OF PART OF THE EAST HALF OF FRACTIONAL SECTION 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1991 AS DOCUMENT NO. 91307763, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 10; THENCE NORTH 02 DEGREES 50 MINUTES 57 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 10, 23.23 FEET; THENCE NORTH 49 DEGREES 16 MINUTES 37 SECONDS EAST, 170.99 FEET TO THE NORTHERLY LINE OF SAID LOT 10 THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID LOT 10, BEING A CURVED LINE CONVEX SOUTHERLY AND HAVING A RADIUS OF 52.50 FEET, ARC DISTANCE OF 32.94 FEET; THENCE SOUTH 49 DEGREES 16 MINUTES 37 SECONDS WEST 194.41 FEET TO THE SOUTH LINE OF SAID LOT 10; THENCE SOUTH 86 DEGREES 50 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 10, 15.04 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 06-07-409-112-0000; 06-07-409-111-0000
Address of real estate: 1245 Coldspring Road, Elgin, Illinois 60120

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

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

S Y
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REAL ESTATE TRANSFER TAX

06-Jul-2017



COUNTY: 87.00
ILLINOIS: 174.00
TOTAL: 261.00

06-07-409-112-0000

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thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the titles, 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 and options to renew leases and option 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 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, hers, 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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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.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 21st day of June, 2017.

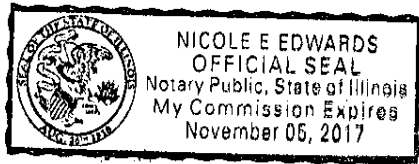


 Tracie M. Scafuri

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Tracie M. Scafuri, 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 and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth,

Given under my hand and official seal this 21st day of June, 2017.





 Notary Public

Commission expires: 11/5/17

~~After Recording Mail To:~~

Paul J. Haske, Esq.
 Haske & Haske
 164 Division Street, Suite 712
 Elgin, Illinois 60120



Mail Tax Bills To:

Roberta L. Werneske as Trustee under Trust Agreement dated the May 5, 2003 and designated as the Roberta L. Werneske Declaration of Trust
 1245 Coldspring Road
 Elgin, Illinois 60120

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PLAT ACT AFFIDAVIT METES AND BOUNDS DESCRIPTIONS

STATE OF ILLINOIS

} SS

COUNTY OF

Tracie Scafari being duly sworn on oath, states that

the affiant resides at 1245 Coldspring Rd, Elgin, IL 60120 and further states that (please check the appropriate box):

That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons: (please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

Affiant further states that he makes this affidavit for the purpose of inducing the County Recorder of COOK COUNTY ILLINOIS to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

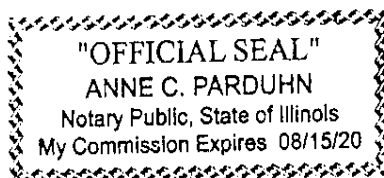
this 21 day of June 2017

Anne C. Parduhn

Notary Public

Tracie Scafari by Rachel A. Moreaux, attorney in fact

Signature of Affiant



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760 ILCS 5/6.5(a) – Exhibit A

Pursuant to 760 ILCS 5/6.5(a), the Buyer/Grantee, Roberta L. Werneske as Trustee under the provisions of a Trust Agreement dated the 5th day of May 2003 and known as the Roberta L. Werneske Declaration of Trust, hereby accepts the deed conveyed by Seller, Tracie M. Scafuri for the Property Commonly known as 1245 Coldspring Road, Elgin, IL 60120.

IN WITNESS WHEREOF, Buyer/Grantee as trustee accepts the conveyance of real estate described in this deed and has signed and sealed acceptance

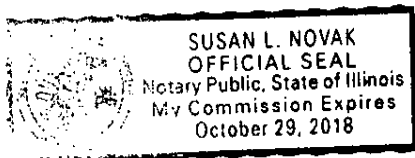
this 30th day of July, 2017.

Signed: Roberta L Werneske

Printed: Roberta L. Werneske as Trustee under the provisions of a Trust Agreement dated the 5th day of May 2003 and known as the Roberta L. Werneske Declaration of Trust

State of IL
County of KANE } ss

Subscribed and Sworn to before me this 30th day of July, 2017.



Susan L Novak
Notary Public