

DEED IN TRUST
Illinois

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MAIL TO:
Robert J. Ross, Esq.
1622 W. Colonial Parkway, Suite 201
Inverness, Illinois 60067



Doc# 1725419010 Fee \$44.25

NAME AND ADDRESS OF
TAXPAYER:
Robert Senger
768 Walden Drive
Palatine, IL 60067-8641

3HSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/11/2017 10:02 AM PG: 1 OF 3

THE GRANTOR, Robert M. Senger, a single man, of 768 North Walden Drive, Village of Palatine, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) no other good and valuable consideration in hand paid, CONVEYS AND WARRANTS unto Robert M. Senger of 768 North Walden Drive, Palatine, IL, or his successor in trust, as trustee of the Robert M. Senger

RECORDER'S STAMP

Declaration of Trust dated August 30, 2017, and any amendments thereto, all right, title, and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL ONE:

THAT PORTION OF LOT 13 IN TIMBERLAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF PALATINE, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 13; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 111.41 FEET ALONG THE NORTH LINE OF SAID LOT 13 FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 0.91 FEET TO AN EXTERIOR CORNER OF A BRICK AND FRAME BUILDING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 27.59 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING TO AN EXTERIOR CORNER THEREOF; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.33 FEET TO THE CENTERLINE OF A PARTY WALL COMMON TO UNIT NO. 766 AND UNIT NO. 768; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 29.49 FEET ALONG THE CENTERLINE OF SAID PARTY WALL; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.42 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 5.01 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING AND THE PROLONGATION THEREOF TO THE SOUTH LINE OF LOT 13; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 27.15 FEET ALONG SAID SOUTH LINE OF LOT 13; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 3.96 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1.01 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING TO AN EXTERIOR CORNER THEREOF; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 0.42 FEET TO THE CENTERLINE OF A PARTY WALL COMMON TO UNIT NO. 768 AND UNIT NO. 770; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 56.03 FEET ALONG THE CENTERLINE OF SAID PARTY WALL; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 0.50 FEET TO AN EXTERIOR CORNER OF SAID BUILDING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2.00 FEET ALONG THE EXTERIOR SURFACE OF SAID BUILDING TO THE NORTH LINE OF LOT 13; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 27.16 FEET ALONG THE NORTH LINE OF SAID LOT 13 TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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P 3-4
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SC 7
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INT III

Permanent Index Number: 02-15-112-043-0000
Property Address: 768 North Walden Drive, Palatine, IL 60067

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said declaration of trust 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; 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 the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the

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term of 198 years, and to renew or extend lease 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 declaration of trust; 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 declaration of trust was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee is 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.

DATED: August 30, 2017

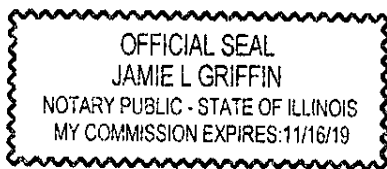
Robert M. Senger (SEAL)
Robert M. Senger, Grantor

Accepted by:
Robert M. Senger (SEAL)
Robert M. Senger, as Trustee of the Robert M. Senger
Declaration of Trust dated August 30, 2017

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Robert M. Senger, 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 he signed, sealed and delivered the said instrument as his 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 notarial seal, this 30th day of August, 2017.



Impress Seal Here

NAME AND ADDRESS OF PREPARER:
Robert J. Ross, Esq.
1622 W. Colonial Parkway
Suite 201
Inverness, Illinois 60067
Telephone Number (847) 358-5757

Jamie Griffin
Notary Public

COUNTY-ILLINOIS TRANSFER STAMPS:
EXEMPT UNDER PROVISIONS OF
PARAGRAPH E,
SECTION 31-45, REAL ESTATE TRANSFER
TAX LAW

DATE: August 30, 2017

Robert M. Senger
Robert M. Senger

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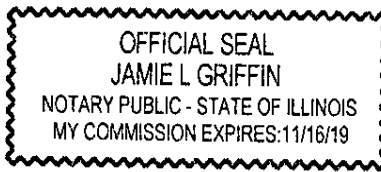
STATEMENT BY GRANTOR AND GRANTEE

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: August 30, 2017

Signature: *Robert M. Senger*
Robert M. Senger, Grantor

SUBSCRIBED and sworn to
before me by the said Grantor
this 30th day of August, 2017.



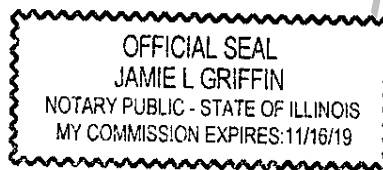
Jamie Griffin
Notary Public

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: August 30, 2017

Signature: *Robert M. Senger*
Robert M. Senger, as Trustee of the Robert M. Senger Declaration of Trust dated August 30, 2017, Grantee

SUBSCRIBED and sworn to
before me by the said Grantee
this 30th day of August, 2017.



Jamie Griffin
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.