

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

Grantors, **Gary W. Kaufman and Katherine L. Kaufman**, married to each other, of Inverness, Illinois, for good and valuable consideration hereby CONVEY AND QUITCLAIM to **Gary W. Kaufman as Trustee of the Gary W. Kaufman Trust dated October 4, 2017**, an undivided fifty percent interest in the property and to **Katherine L. Kaufman, as Trustee of the Katherine L. Kaufman Trust dated October 4, 2017**, an undivided fifty percent interest in the property, hereinafter referred to as "Grantees" or "Trustees".



Doc# 1728519050 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/12/2017 01:04 PM PG: 1 OF 3

### FOR RECORDER'S USE ONLY

Grantors, in consideration of the sum of Ten Dollars and other good and valuable consideration Conveys and Quit Claim to the Trustees not as joint tenants but as tenants in common the following described real property located in the County of Cook, State of Illinois, and more particularly described as follows:

Legally described as:

LOT 21 IN TEMPLE HILLS, BEING A SUBDIVISION IN SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Parcel No.: 02-20-201-011-0000

Common Address: 1981 Durham Dr., Inverness, IL 60067

TO HAVE AND TO HOLD the above-described real property and its appurtenances upon the trusts and for the purposes and uses set forth in this deed and in the above-described trust agreements.

Full power and authority is hereby granted to Trustees to improve, manage, protect convey, mortgage, subdivide, manage, or lease the property or any part of it including, without limitation, the power and authority: to grant options to purchase; to sell on any terms; to convey for any consideration or for no consideration; to donate the property; to convey to a successor or successors in trust all or any part of the property and to grant to such successor or successors all the estate, interest, power, title and authority vested in the Trustees; to partition the property; to exchange all or part of the property for other real or personal property; to dedicate streets, highways, roads, alleys, or parks; to resubdivide as often as desired; to vacate any subdivision or any part; to mortgage, pledge, or otherwise encumber the property in whole or in part; to grant options to lease and options to renew leases; to modify any lease term or to renew an existing lease term for any period not exceeding 10 (ten) years; to grant options to purchase the reversion of such leasehold; to contract as to the amount of rent, present or future; to grant easements or charges; and to deal with the premises as would be lawful for any person owning the same.

In no case shall any party dealing with the Trustees in relation to the above-described property, or to whom the property in whole or in part is contracted to be sold, conveyed, mortgaged, or leased by the Trustees, be required to see the application of any purchase money, rent, or funds borrowed or advanced; or be required to see that the Trustees have acted in compliance with the terms of the trust agreement; or be required or privileged to inquire into any of the terms of the trust agreements. Every deed, lease, mortgage, trust deed, or other instrument executed by the Trustees in relation to the above-described property is conclusive evidence in favor of every person relying on or claiming under such deed, lease, mortgage, trust deed, or other instrument that: (1) at the time of delivery the trusts created by the trust agreements and by this deed was in full force and effect; (2) the instrument was executed in accordance with the trusts, conditions, and limitations contained in the trust agreements or any amendment and binding on the beneficiaries of the trusts, and in accordance with this deed; (3) the Trustees were duly authorized and empowered to execute and deliver such instrument; and (4) if the conveyance is made to a successor or successors in trust, that each

*Rick*

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such successor has been properly appointed and is fully vested with all estate, title, power, authority and duty, and obligation of the predecessor in trust.

This deed is executed pursuant to and in the exercise of the full power and authority granted to and vested in the Trustees by the terms of the deed in trust delivered to the Trustees pursuant to the trust agreements referred to above. This deed is subject to the lien of every trust deed or mortgage, if any, of record against the above-described real property given to secure the payment of money, and remaining unreleased at the date of delivery of this trust deed.

The interest of each and every party and every beneficiary and of all persons claiming under them shall be only in the earnings and proceeds arising from the sale of other disposition of the real property. Such interest is declared to be personal property, and no beneficiary under this instrument shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the earnings and proceeds as referred to above.

The Grantors expressly waive and release any and all right of benefit of any statute of the State of Illinois providing for the exemption of homesteads from sale, execution, or otherwise.

In witness whereof, the Grantors have executed this deed on the date above written.

  
\_\_\_\_\_  
Gary W. Kaufman

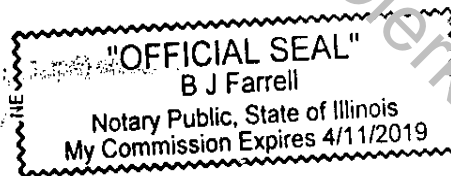
  
\_\_\_\_\_  
Katherine L. Kaufman

STATE OF ILLINOIS        }  
                                      } SS  
COUNTY OF DuPAGE    }

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, **Gary W. Kaufman and Katherine L. Kaufman** married to each other, are 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.


GIVEN under my hand and official seal

this 4<sup>th</sup> day of October, 2017.



  
\_\_\_\_\_  
Notary Public

**This document** represents a transaction exempt from taxation pursuant to 35 ILCS 200/31-45(e)

  
\_\_\_\_\_  
Representative

Date: 10/4/17

This instrument was prepared by and after recording should be mailed to B. J. Farrell, Law Offices of B. J. Farrell, P.C., 3341 Hobson Rd., Suite A, Woodridge, Illinois 60517

Send subsequent tax bill to **Gary W. Kaufman**, 1981 Durham Dr., Inverness, IL 60067

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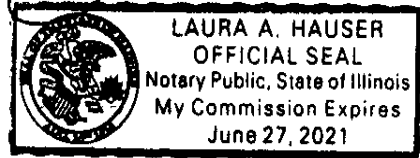
## STATEMENT BY GRANTOR AND GRANTEE

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 October 5, 2017

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 5<sup>th</sup>, day of October, 2017  
Notary Public [Signature]



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 title to real estate under the laws of the State of Illinois.

Date October 5, 2017

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 5<sup>th</sup>, day of October, 2017  
Notary Public [Signature]



**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.)