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DEED IN TRUST (QUIT CLAIM)



1728918037D

Doc# 1728918037 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/16/2017 03:19 PM PG: 1 OF 4

(The Above Space for Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantors, **James G. Nix and Mary T. Nix**, as joint tenants and married to each other, in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, Convey and Quit Claim **an undivided one-half interest to James G. Nix and Mary Teresa Nix, as Co-Trustees under the provisions of the James G. Nix Living Trust agreement dated the 11th day of October, 2017, and an undivided one-half interest to James G. Nix and Mary Teresa Nix, as Co-Trustees under the provisions of the Mary Teresa Nix Trust dated the 11th day of October, 2017**, the following described real estate in the County of Cook, State of Illinois:

LOT 25 IN BLOCK 22 IN WINSTON PARK NORTHWEST UNIT NO. 2, BEING A SUBDIVISION IN SECTION 13, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 17536792 AND RE-RECORDED JUNE 30, 1959 AS DOCUMENT NO. 17584144, IN COOK COUNTY, ILLINOIS.

PIN No. 02-13-310-037-0000

Commonly Known As: 210 North Lytle Drive, Palatine, IL 60074

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

Full power and authority are hereby granted to said trustees 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 subdivide 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, power and authorities vested in said co-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 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

Exempt under New Estate Transfer Tax Act Sec. 4

Var E & Cook County Ord. 08104 Sec. 4

Richard M. Nix October 11, 2017

Rick

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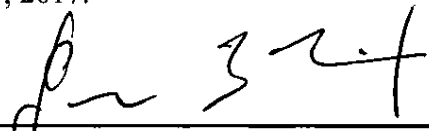
modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present 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 an 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 trustees 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 trustees, 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 trustees, 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 trustees in relation to this 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 the 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 the Indenture and said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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 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/her or their predecessor in trust.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or not in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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.

The grantors have set their hands and seals on October 11, 2017.



 James G. Nix



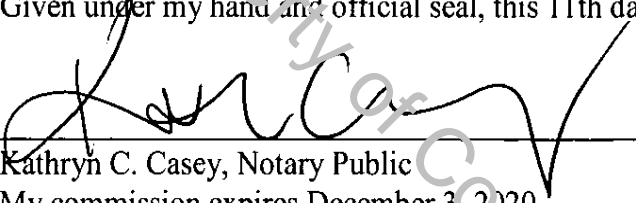
 Mary T. Nix

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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

I, a Notary Public in and for the County and State, CERTIFY that **James G. Nix and Mary T. Nix**, 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 instruments 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 11th day of October, 2017.


 Kathryn C. Casey, Notary Public
 My commission expires December 3, 2020.



Prepared by: Kathryn C. Casey, Dutton Casey & Mesoloras, PC
 79 West Monroe St., Ste. 1320
 Chicago, IL 60603

Address of Property: 210 North Lytle Drive
 Palatine, IL 60074
 (The above address is for
 statistical purposes only and is
 not part of this deed.)

Mail Recorded

Document to: Dutton Casey & Mesoloras, PC
 79 W. Monroe St., Ste. 1320
 Chicago, IL 60603

Mail Subsequent Tax

Bills to: James G. Nix and Mary Teresa Nix, Trustees
 210 North Lytle Drive
 Palatine, IL 60074

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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 11, 2017

Signature: *My Jason Rx*

Grantor or Agent

Subscribed and sworn to before me

By the said *My Jason Rx*

This 11th day of October, 2017

Notary Public *[Signature]*

KATHRYN C CASEY

Official Seal

Notary Public - State of Illinois

My Commission Expires Dec 3, 2020

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.

Dated October 11, 2017

Signature: *My Jason Rx*

Grantee or Agent

Subscribed and sworn to before me

By the said *My Jason Rx*

This 11th day of October, 2017

Notary Public *[Signature]*

KATHRYN C CASEY

Official Seal

Notary Public - State of Illinois

My Commission Expires Dec 3, 2020

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.)