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DEED IN TRUST (ILLINOIS)

THE GRANTORS,

**MARK O. CLAUSIUS and
PAULETTE J. CLAUSIUS,**
husband and wife,
4 Bell Oak Lane



1729246263D

Doc# 1729246263 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/19/2017 11:23 AM PG: 1 OF 3

Above space for Recorder's Office Only

of the Village of Lemont, County of Cook, and State of Illinois, in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby Conveys and Quit Claims to **MARK O. CLAUSIUS** and **PAULETTE J. CLAUSIUS**, 4 Bell Oak Lane, Lemont, IL 60439, Grantors, as Trustees under the terms and provisions of a certain Trust Agreement dated the 21st day of September, 2017 and designated as **THE CLAUSIUS FAMILY TRUST**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Real Estate Index Number(s): **22-25-105-002-0000**

Address of Real Estate: **4 Bell Oak Lane, Lemont, IL 60439**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof. (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, the then acting Successor Trustee of the aforementioned Trust is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 21st day of September, 2017

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

Mark O. Clausius (SEAL) Paulette J. Clausius (SEAL)
 MARK O. CLAUSIUS PAULETTE J. CLAUSIUS

_____(SEAL) _____(SEAL)



State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARK O. CLAUSIUS and PAULETTE J. CLAUSIUS, husband and wife, personally known to me to be the same persons whose names is/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, including the release and waiver of the right of homestead.

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

Commission expires November 14, 2020

Lowell L. Ladewig
 NOTARY PUBLIC

This instrument was prepared by:

Ladewig & Ladewig, P.C.
 Lowell L. Ladewig
 5600 West 127th Street
 Crestwood, Illinois 60445

Exempt under provisions of Paragraph e,
 Section 4, Real Estate Transfer Act
 9/21/17 Lowell L. Ladewig
 Date Buyer, Seller or Representative

Legal Description

LOT 2 IN BELL OAK ESTATES, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRUSTEE ACCEPTANCE

The transfer of title and conveyance herein is hereby accepted, on the date of this instrument, by MARK O. CLAUSIUS and PAULETTE J. CLAUSIUS, Trustee(s) of THE CLAUSIUS FAMILY TRUST dated September 21, 2017.

Mark O. Clausius
 MARK O. CLAUSIUS, Trustee

Paulette J. Clausius
 PAULETTE J. CLAUSIUS, Trustee

MAIL TO:

LOWELL L. LADEWIG
 Attorney at Law
 5600 West 127th Street
 Crestwood, IL 60445-1074

SEND SUBSEQUENT TAX BILLS TO:

MARK O. & PAULETTE J. CLAUSIUS
 4 Bell Oak Lane
 Lemont, IL 60439

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STATEMENT BY GRANTOR AND GRANTEE

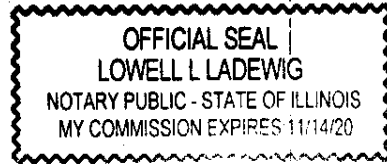
The grantor(s) or (his/her/their) agent affirms that, to the best of (his/her/their) knowledge, the name(s) of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partner 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: September 21, 2017.

Signature: Mark O Clausius
Grantor or Agent

Property of Cook County, Illinois
Mark O Clausius

Subscribed and sworn to before me by the said Mark O. Clausius this 21st day of September, 2017.



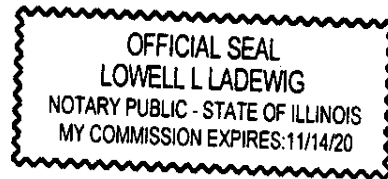
Lowell L. Ladewig
Notary Public

The grantee(s) or (his/her/their) agent affirms and verifies that the name(s) of the grantee(s) 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: September 21, 2017.

Signature: Mark O Clausius
Grantee or Agent

Subscribed and sworn to before me by the said Mark O. Clausius this 21st day of September, 2017.



Lowell L. Ladewig
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 a Class A misdemeanor for subsequent offenses.