

# UNOFFICIAL COPY



Doc# 1731939134 Fee \$46.25

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/15/2017 03:34 PM PG: 1 OF 4

## QUIT CLAIM DEED

The GRANTORS, **RANDALL D. SWANSON and MARTHA A. BRYANT-SWANSON, husband and wife**, of 3786 North Adler Drive, Hoffman Estate, Illinois 60195, for and in consideration of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM **an undivided one-half (1/2) interest to RANDALL D. SWANSON, Trustee of the RANDALL D. SWANSON TRUST DATED JULY 31, 2017**, or to his successor trustee or trustees of 3786 North Adler Drive, Hoffman Estate, Illinois; and **an undivided one-half (1/2) interest to MARTHA BRYANT SWANSON, Trustee of the MARTHA BRYANT SWANSON TRUST DATED MAY 10, 2012**, or to her successor trustee or trustees of 3786 North Adler Drive, Hoffman Estate, Illinois, **GRANTEE, not as tenants in common and not as joint tenants but as tenants by the entirety**, the following described real estate situated in the County of COOK, in the State of ILLINOIS, and more fully described as:

LOT 14 BLOCK 6 IN POPLAR HILLS UNIT 2-B, BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 23, 1977 AS DOCUMENT #258328365 IN COOK COUNTY, ILLINOIS

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

Full power and authority is hereby granted to said Trustee and the Trustee's successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees fit with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the

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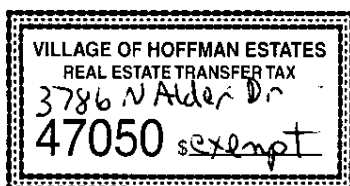
reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey, or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate, the Trustee and any person having an interest in or responsibility with respect to said real estate; to collect the rents and earnings; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for the owner thereof to do, 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 or the Trustee's successors in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obligated to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire in to the necessity or expediency of any act of said Trustee; or be obligated or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or the Trustee's successors in trust 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 Trust 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 or in some amendment thereof and is 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 by 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 their predecessor in trust.

**Permanent Real Estate Index Number(s): 01-25-201-013-0000**

**Address(es) of Real Estate:** 3786 NORTH ADLER DRIVE, HOFFMAN ESTATE, ILLINOIS 60195

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.



**EXEMPT UNDER PROVISIONS OF PARAGRAPH e SECTION 31-45, REAL ESTATE TRANSFER TAX LAW. DATE: October 27, 2017**

*Walter P. Nader*

Signature of Buyer, Seller or Representative

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IN WITNESS WHEREOF, the undersigned have executed and delivered this instrument on this 14 day of October, 2017.

Randall D Swanson  
RANDALL D. SWANSON

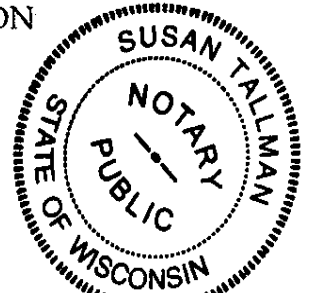
Martha A Bryant Swanson  
MARTHA A. BRYANT SWANSON

ACCEPTED:

Randall D Swanson  
RANDALL D. SWANSON  
TRUSTEE

Martha Bryant Swanson  
MARTHA BRYANT SWANSON  
TRUSTEE

STATE OF ~~ILLINOIS~~ <sup>WI</sup> ) WI  
Eau Claire ) SS  
COUNTY OF ~~KANE~~ ) Eau Claire



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that RANDALL D. SWANSON and MARTHA A. BRYANT-SWANSON and RANDALL D. SWANSON, AS TRUSTEE, AND MARTHA BRYANT SWANSON AS TRUSTEE who are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 14 day of Oct, 2017. Commission expires July 14, 2020

Susan Tallman  
Notary Public

THIS INSTRUMENT PREPARED BY:

MAIL TO:  
MARY ELLEN HULCE  
Attorney at Law  
228 South Third Street  
Suite 201  
Geneva, Illinois 60134

SEND SUBSEQUENT TAX BILLS TO:  
RANDALL D. SWANSON, Trustee  
MARTHA BRYANT SWANSON, Trustee  
3786 North Adler  
Hoffman Estates, Illinois 60195

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## STATEMENT BY GRANTOR AND GRANTEE

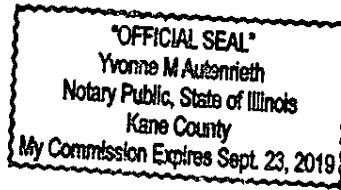
The grantor or his or her agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title 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 and hold title to real estate under the laws of the State of Illinois.

GRANTOR:  
RANDALL D. SWANSON AND MARTHA A.  
BRYANT-SWANSON

Dated:

Signature: *Walter H. Miller attorney for Randall D. Swanson + Martha A. Swanson*  
GRANTOR

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS *3rd* DAY OF *Nov*, 2017.



*Yvonne M. Antonietti*  
NOTARY PUBLIC

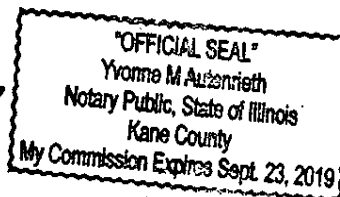
The grantee or his or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

GRANTEE:  
RANDALL D. SWANSON, TRUSTEE OF THE RANDALL D. SWANSON  
TRUST DATED JULY 31, 2017 & MARTHA BRYANT SWANSON, TRUSTEE  
OF THE MARTHA BRYANT SWANSON TRUST DATED MAY 10, 2012

Dated:

Signature: *Walter H. Miller attorney for Randall D. Swanson Trust dated 7/31/2017 + Martha Bryant Swanson Trust dated 5/10/2012*  
GRANTEE

SUBSCRIBED AND SWORN TO BEFORE ME  
THIS *3rd* DAY OF *Nov*, 2017.



*Yvonne M. Antonietti*  
NOTARY PUBLIC