

# UNOFFICIAL COPY

PREPARED BY:  
Thomas J. Homer, Esq.  
200 E. 5<sup>th</sup> Ave., Suite 123  
Naperville, IL 60563

MAIL TAX BILL TO:  
Russell and Christine Smith  
539 Division Street  
Barrington, IL 60010

MAIL RECORDED DEED TO:  
The Law Firm of Thomas J. Homer, P.C.  
200 E. 5<sup>th</sup> Ave., Suite 123  
Naperville, IL 60563



Doc# 1735444003 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/20/2017 09:49 AM PG: 1 OF 3

## QUITCLAIM DEED Statutory (Illinois)

THE GRANTORS, RUSSELL A. SMITH and CHRISTINE O. SMITH, husband and wife, of 539 Division Street, Barrington, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEY AND QUITCLAIM to RUSSELL A. SMITH and CHRISTINE O. SMITH, as Trustees of the RUSSELL AND CHRISTINE SMITH JOINT TRUST AGREEMENT Dated November 30, 2017, all of their interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT THIRTY-SEVEN (37) IN BLOCK THREE (3), IN LANDWER'S ADDITION TO BARRINGTON, A SUBDIVISION IN THE NORTH HALF OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 01-01-213-009-0000  
Property Address: 539 Division Street, Barrington, IL 60010  
Grantees' Address: 539 Division Street, Barrington, IL 60010

This is the personal residence and homestead of Grantors/Trustees, a married couple. The homestead interest in the property is hereafter to be held by the parties as tenants by the entirety, under the terms of their revocable inter vivos joint trust agreement in which the parties are the primary beneficiaries pursuant to the provisions of 765 ILCS 1005/1c.

This deed is made to said Trustees, who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustees are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless the grantees have actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustees or successor Trustee in relation to said premises be obliged to see that the terms of the 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, mortgage, lease, or other instrument executed by said Trustees in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustees were duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 30 | 30 | 20 17

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

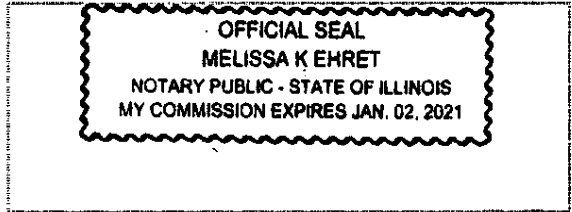
Subscribed and sworn to before me, Name of Notary Public: Melissa K. Ehret

By the said (Name of Grantor): Russell Smith & Christine Smith

On this date of: 11 | 30 | 20 17

NOTARY SIGNATURE: Melissa K. Ehret

AFFIX NOTARY STAMP BELOW



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 11 | 30 | 20 17

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Melissa K. Ehret

By the said (Name of Grantee): Russell A. Smith and Christine O. Smith, as Trustees of the Russell and Christine Smith

Joint Trust Agreement Dated November 30, 2017.

On this date of: 11 | 30 | 20 17

NOTARY SIGNATURE: Melissa K. Ehret

AFFIX NOTARY STAMP BELOW



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**