

# UNOFFICIAL COPY

QUIT CLAIM  
DEED IN TRUST  
(ILLINOIS)



Doc# 1736234000 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/28/2017 09:09 AM PG: 1 OF 6

The Grantors,  
**Kevin J. Seifert**  
**and Kristine L. Seifert,**  
**husband and wife**  
of the Village of  
Arlington Heights  
County of Cook and  
the State of Illinois in  
consideration of the sum  
of Ten Dollars  
(\$10.00), and other good  
and valuable consideration,  
the receipt of which is hereby acknowledged, hereby conveys and quit claims to **Kristine L. Seifert, as Trustee of the Kristine L. Seifert Declaration of Trust dated June 6, 2016**, the following described real estate, situated in the County of Cook and the State of Illinois to wit:

See legal description attached hereto and incorporated herein

Address of Real Estate: 1023 Burgoyne Road, Arlington Heights, Illinois 60004

Permanent Index Number: 03-19-305-022-0000

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trust set forth in said Trust Agreement and for 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 to 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, street, 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.

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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 so 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 with 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 persons 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.

4. In the event of the inability or refusal of the Trustee herein named, to act, or upon the Trustee's removal the then acting successor trustee of the **Kristine L. Seifert** Declaration of 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 rights 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 16 day of December, 2017

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X [Signature]  
Kevin J. Seifert

As to: **Kevin J. Seifert**

State of ILLINOIS

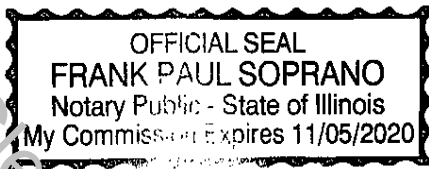
County of COOK

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Kevin J. Seifert, married to Kristine L. Seifert** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he signed, sealed and delivered the said instrument as his 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 seal this 16 day of DECEMBER 2017

[Signature]  
Notary Public

My Commission expires: 11/5/2020



# UNOFFICIAL COPY

Kristine L. Seifert  
Kristine L. Seifert

As to: Kristine L. Seifert

State of ILLINOIS

County of COOK

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Kristine L. Seifert, married to Kevin J. Seifert**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged she signed, sealed and delivered the said instrument as her 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 seal, this 16 day of Dec., 20 17

Frank Paul Soprano  
Notary Public



My Commission expires: 11/5/2020

This instrument was prepared by: Law Office of Rick J. Erickson, Ltd., 716 Lee Street, Des Plaines, IL 60016

Send subsequent tax bills to: Kristine L. Seifert  
1023 Burgoyne Road  
Arlington Heights, Illinois 60004

Upon recording mail to: Kristine L. Seifert  
1023 Burgoyne Road  
Arlington Heights, Illinois 60004

Trustee of Kristine L. Seifert Trust acknowledges and accepts this conveyance into said trust

Exempt under provision of Paragraph e Section 4,  
Real Estate Transfer Act.

Date: 12/16/17

Signature: Kristine L. Seifert  
Trustee

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Legal Description for Property Commonly Known As:

Address of Real Estate: 1023 Burgoyne Road, Arlington Heights, Illinois 60004

Permanent Index Number: 03-19-305-022-0000

Legal Description: ALL OF LOT 44 (EXCEPT THE SOUTHWESTERLY 150.00 FEET) AND ALL OF LOT 45 EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON BURGUYNE ROAD, 10.00 FEET SOUTH OF THE MOST NORTHERLY POINT OF SAID LOT, THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 40, THENCE NORTHEASTERLY TO THE MOST NORTHEASTERLY POINT (CORNER OF LOT 45), THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT 45 TO THE NORTHWESTERLY CORNER OF LOT 45, THENCE 10.00 FEET SOUTHERLY TO THE POINT OF BEGINNING, ALL IN SHERWOOD, BEING A SUBDIVISION OF LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1930 AS DOCUMENT NUMBER 10701276, IN COOK COUNTY, ILLINOIS.

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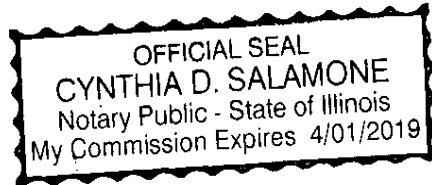
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his/her/their 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: 12/16, 20 17

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said Rick J Erickson  
this 16 day of December 2017  
Notary Public Cynthia D Salamone



The Grantee or his Agent affirms that, to the best of his/her/their 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: 12/16, 20 17

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said Rick J Erickson  
this 16 day of Dec 2017  
Notary Public Cynthia D Salamone

