

QUIT-CLAIM DEED IN TRUST

727345  
After recording mail to:

Kris Gonert, Trustee and  
Elizabeth Anthony Gronert, Trustee  
893 Capri Drive  
Palatine, IL 60074

Name, Address of Grantee &

Send Future Tax Bills to:

Kris Gonert, Trustee and  
Elizabeth Anthony Gronert, Trustee  
893 Capri Drive  
Palatine, IL 60074



Doc# 1803934065 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/08/2018 11:38 AM PG: 1 OF 4

THE GRANTOR(S), Kris Gronert and Elizabeth Anthony Gronert, husband and wife, of the City of Palatine, in Cook County, Illinois, for and in consideration of TEN & 00/100 (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEY and QUIT-CLAIM to GRANTEE(S), an undivided 50% interest to Kris Gronert as Trustee of the Kris R. Gronert Living Trust dated April 22, 2005 and an undivided 50% interest to Elizabeth Anthony Gronert as Trustee of the Elizabeth B. Anthony Living Trust dated April 22, 2005, both of 893 Capri Drive, Palatine, IL 60074, as tenants in common, and to all and every successor or successors in trust under the trust agreements, the following described real estate in Cook County, Illinois:

LOT 11 IN CAPRI GARDENS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 1, AND PART OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Index Number: 02-01-311-003-0000

Address of Real Estate: 893 Capri Drive, Palatine, IL 60074

TO HAVE AND TO HOLD the premises with the appurtenances on the trust and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to deal with the property and every part thereof in all ways and for such considerations as it would be lawful for any person owning the same to deal with it, at any time or times after the date of this deed.

In no case shall any party dealing with the trustee 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 the trustee, be obliged to see the application of any purchase money, rent, money borrowed or advanced on the premises, or 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 the trustee, or be obliged or privileged to inquire into any of the

*clb*


# UNOFFICIAL COPY

terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 delivery thereof the trust created by this deed and 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 this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, obligations of its, his, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

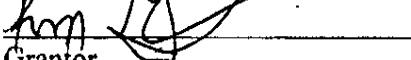
Each Grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 1 day of January 2018.

  
Kris Gronert

  
Elizabeth Anthony Gronert

This transaction exempt under the provisions of paragraph 4(e) of the Real Estate Transfer Act

  
Grantor

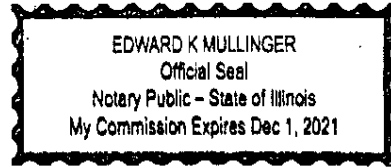
Date: 1-25-18

# UNOFFICIAL COPY

State of Illinois )  
 ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Kris Gronert and Elizabeth Anthony Gronert, 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 each signed, sealed and delivered 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 27 day of January, 2018.

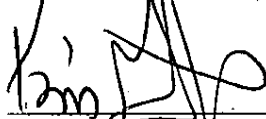


SEAL

Notary Public

Acceptance by Trustees:

The foregoing transfer of title/conveyance is hereby accepted by Kris Gronert of 893 Capri Drive, Palatine, IL 60074 as Trustee of the Kris R. Gronert Living Trust dated April 22, 2005 and Elizabeth Anthony Gronert of 893 Capri Drive, Palatine, IL 60074 as Trustee of the Elizabeth B. Anthony Living Trust dated April 22, 2005.

  
Kris Gronert, Trustee

  
Elizabeth Anthony Gronert, Trustee

# UNOFFICIAL COPY



## First American

First American Title Insurance Company  
27775 Diehl Road  
Warrenville, IL 60555

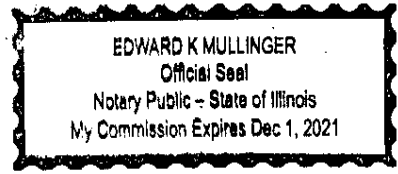
### STATEMENT BY GRANTOR AND GRANTEE

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 1-25-18

Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ affiant  
this 25 day of JAN, 2018  
Notary Public [Handwritten Signature]



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 and hold title to real estate under the laws of the State of Illinois.

Dated 1-25-18

Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ affiant  
this 25 day of JAN, 2018  
Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)