

# UNOFFICIAL COPY



\*1804649296I\*

## QUIT CLAIM DEED IN TRUST ILLINOIS

Doc# 1804649296 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2018 02:40 PM PG: 1 OF 4

*Return to:*

Dukane Title Insurance Co.  
650 East Roosevelt Road  
Suite 107  
Glen Ellyn, Illinois 60137

*Above Space for Recorder's Use Only*

*D40646-12*

THE GRANTOR(S), Ted S. Landers and Linda K. Landers, husband and wife of the Village of Willow Springs, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to Ted S. Landers, as Settlor, Trustee and Beneficiary of the Ted S. Landers Revocable Trust dated November 29, 2000 and Linda K. Landers, as Settlor, Trustee and Beneficiary of the Linda K. Landers Revocable Trust dated November 29, 2000, both of said interests to be held by husband and wife, as Tenants by the Entirety, of the Village of Willow Springs, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached here to and made part here of)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2017, 2018 and subsequent years.  
Covenants, conditions and restrictions of record, if any;  
Permanent Real Estate Index Number(s): 23-06-303-134  
Address of Real Estate: 157 Santa Fe Lane, Willow Springs, IL 60480

The date of this deed of conveyance is *20<sup>th</sup> day of January*, 2018

*Ted S. Landers*

Ted S. Landers

*Linda K. Landers*

Linda K. Landers

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 Ted S. Landers and Linda K. Landers 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.

(Impress Seal Here)

(My Commission Expires *9/30/21*)

Given under my hand and official seal this *20<sup>th</sup> day of Jan*, 2018

*Annette M. Neely*  
Notary Public



LEGAL DESCRIPTION

For the premises commonly known as 157 Santa Fe Lane, Willow Springs, IL 60480

UNOFFICIAL COPY

SEE ATTACHED

The Grantors declares that the attached represents a transaction exempt under the provisions of 35 ILCS 200/31-45(E) of the Real Estate Transfer Tax Act."

*[Handwritten Signature]* 1-30-18

DATE

Ted S. Landers and Linda K. Landers are entitled to possession of the above described property. The Trustees of the above Trusts are granted full power and authority to sell, convey, transfer, mortgage, lease and otherwise deal with the subject property pursuant to the provisions of the above Trusts.

This instrument was prepared by:  
Ted S. Landers  
157 Santa Fe Lane  
Willow Springs, IL 60480

Grantee's Address and Send Tax Bills to:  
Ted S. Landers  
157 Santa Fe Lane  
Willow Springs, IL 60480

Recorder mail record document to:  
Ted S. Landers  
157 Santa Fe Lane  
Willow Springs, IL 60480

# UNOFFICIAL COPY

That part of Lot 45 in the Windings of Willow Ridge, a Resubdivision of part of the South Half of Section 6, Township 37 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof recorded as Document 99225273, in Cook County, Illinois, described as follows:

Commencing at the most Easterly corner of said Lot 45; thence North 26 degrees, 51 minutes, 26 seconds West along the Easterly line of said Lot 45, a distance of 83.93 feet; thence South 79 degrees, 42 minutes, 30 seconds West, 136.53 feet to the centerline of a party wall; thence North 10 degrees, 17 minutes, 30 seconds West, along said centerline, 30.25 feet to the centerline of a party wall for the point of beginning; thence South 79 degrees, 42 minutes, 30 seconds West along said centerline, 20.30 feet to the centerline of a party wall; thence North 10 degrees, 17 minutes, 30 seconds West, along said centerline, 6.33 feet to the centerline of a party wall; thence South 79 degrees, 42 minutes, 30 seconds West along said centerline 7.58 feet to the centerline of a party wall; thence North 10 degrees, 17 minutes, 30 seconds West along said centerline 15.38 feet; thence North 79 degrees, 42 minutes, 30 seconds East, 7.17 feet; thence North 10 degrees, 17 minutes, 30 seconds West, 3.04 feet; thence North 79 degrees, 42 minutes, 30 seconds East 20.71 feet to the centerline of a party wall; thence South 10 degrees, 17 minutes, 30 seconds East along said centerline, 24.75 feet to the point of beginning; together with that part of said Lot 45 lying above the elevation of 633.72 feet, described as follows:

Commencing at the most Easterly corner of said Lot 45; thence North 26 degrees, 51 minutes, 26 seconds West along the Easterly line of said Lot 45, a distance of 83.93 feet; thence South 79 degrees, 42 minutes, 30 seconds West, 136.53 feet to the centerline of a party wall; thence North 10 degrees, 17 minutes, 30 seconds West, along said centerline, 30.25 feet to the centerline of a party wall for the point of beginning; thence South 79 degrees, 42 minutes, 30 seconds West along said centerline, 20.30 feet to the centerline of a party wall; thence North 10 degrees, 17 minutes, 30 seconds West, along said centerline, 6.33 feet to the centerline of a party wall; thence South 79 degrees, 42 minutes, 30 seconds West along said centerline 7.58 feet to the centerline of a party wall; thence North 10 degrees, 17 minutes, 30 seconds West along said centerline and the Northwesterly extension thereof 20.42 feet; thence South 79 degrees, 42 minutes, 30 seconds West 20.12 feet to a point having a top of foundation elevation of 623.28 feet; thence South 10 degrees, 17 minutes, 30 seconds East 57.00 feet; thence North 79 degrees, 42 minutes, 30 seconds West 48.00 feet to the centerline of a party wall; thence North 10 degrees, 17 minutes, 30 seconds West along said centerline 30.25 feet to the point of beginning.

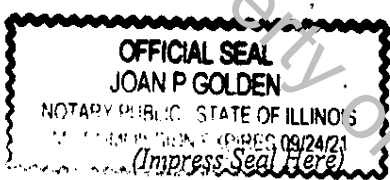
# UNOFFICIAL COPY

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

Date: 1-30-18 Signature: *Ally Keyty*  
Grantor or Agent

SUBSCRIBED and SWORN to before me on 1/30/18



*Joan P Golden*  
Notary Public

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.

Date: 1-30-18 Signature: *Ally Keyty*  
Grantee or Agent

SUBSCRIBED and SWORN to before me on 1/30/18



*Joan P Golden*  
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.

[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.]