

# UNOFFICIAL COPY

## DEED IN TRUST



Doc# 1806049000 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

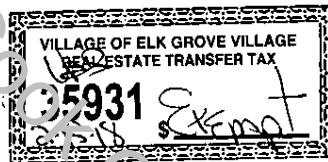
KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/01/2018 09:29 AM PG: 1 OF 5

THIS INDENTURE WITNESSETH,  
That the Grantors, Stanley J. Herman, married  
to Judith A. Herman, his wife, of the County of Cook  
and State of Illinois for and in consideration of  
Ten and no/100 Dollars, and other good and valuable  
considerations in hand paid, conveys and quitclaims to  
Stanley J. Herman and Judith A. Herman, as Co-Trustees  
under the provisions of a trust agreement dated  
February 22, 2017, and known as the Stanley J. Herman  
and Judith A. Herman Joint Tenancy Trust, of which  
Stanley J. Herman and Judith A. Herman are the primary  
beneficiaries, said beneficial interest to be held as  
Joint Tenants, the following described  
real estate in The County of Cook and State  
of Illinois, to-wit:

Legal Description Attached.



PIN: 07-35-203-010

GRANTEE'S ADDRESS: 1852 Oriole Drive, Elk Grove, Illinois, 60007

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 agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and  
subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to  
vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to  
contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without  
consideration, to convey said premises or any part thereof to a successor or successors in trust and to  
grant to such successor or successors in trust all of the title, estate, powers and authorities vested in  
said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any  
part thereof, to lease said property, or any part thereof, from time to time, in possession or  
reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or  
periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or  
extend leases upon any terms and for any period or periods of time and to amend, change to modify  
leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases  
and to grant options to lease and options to renew leases and options to purchase the whole or any  
part of the reversion and to contract respecting the manner of fixing the amount of present or future  
rentals, to partition or to exchange said property, or any part thereof, for other real or personal  
property, to grant easements or charges to any kind, to release, convey or assign any right, title or

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interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, 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 in relation to said 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 said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee 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 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 indenture and in said trust agreement or in some amendment thereof and 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 to a successor or successor 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 its, his or their predecessor in trust.

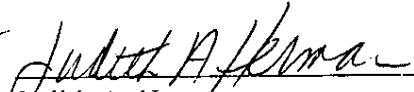
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "without limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seal this 12th day of February, 2018.

 (Seal)  
Stanley J. Herman

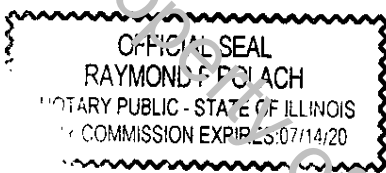
 (Seal)  
Judith A. Herman

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State of Illinois )  
                          ) SS.  
County of Cook )

I, Raymond F. Polach, a Notary Public in and for said County, in the state aforesaid, do hereby certify that STANLEY J. HERMAN and JUDITH A. HERMAN, personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the 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 notarial seal this 12th day of February, 2018.



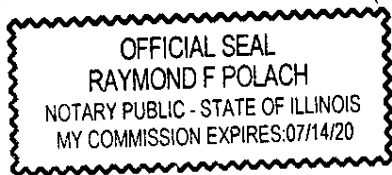
*Raymond F. Polach*

Notary Public

This Document Prepared By:

Raymond F. Polach  
Attorney at Law  
1111 Plaza Drive, Suite 460  
Schaumburg, IL 60173

Property Address:  
1852 Oriole Drive  
Elk Grove, Illinois 60007



Send Subsequent Tax Bills To:  
Stanley & Judith Herman  
206 Brookdale Lane  
Palatine, IL 60067

This Deed is exempt under 35 ILCS 200/31-45 (e).

Date: 2/12/18

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Office

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LEGAL DESCRIPTION:

Lot 361 in Stapes Subdivision, being a subdivision of part of the Northeast  $\frac{1}{4}$  of Section 35, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

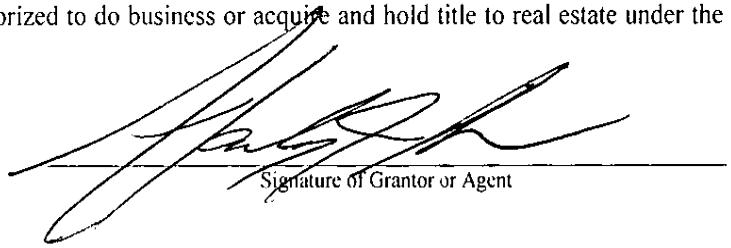
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ATTORNEYS' TITLE GUARANTY FUND, INC.

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's 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.

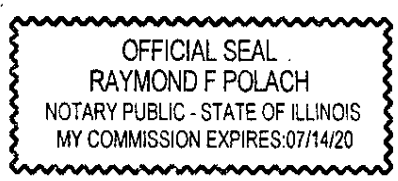
Dated 2/12/18

  
Signature of Grantor or Agent

Subscribed and sworn to before me this

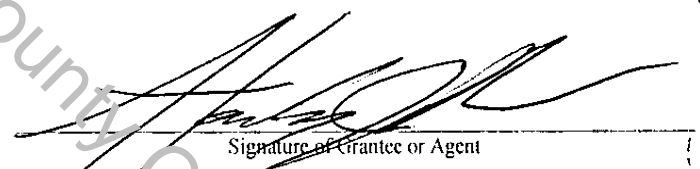
12<sup>th</sup> day of February, 2018  
Day Month Year

  
Notary Public



The grantee or the grantee's 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 \_\_\_\_\_

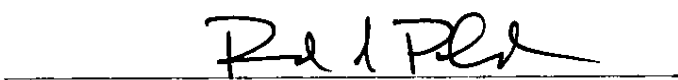
  
Signature of Grantee or Agent

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 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 Tax Act.)

Subscribed and sworn to before me this

12<sup>th</sup> day of February, 2018  
Day Month Year

  
Notary Public

