



TRUSTEE'S DEED

Doc# 1808715115 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/28/2018 01:43 PM PG: 1 OF 4

THIS INDENTURE, made this 14<sup>th</sup> day of March, 2018, between George E. Windmiller, "Grantor" of the Village of Schaumburg, County of Cook and State of Illinois, and George E. Windmiller and Patricia Sue Snider as the Trustees of the George E. Windmiller Trust dated March 14, 2018, "Grantees" of the County of Cook, State of Illinois.

WITNESSETH that said Grantor, in consideration of the sum of Ten and no/hundredths (\$10.00) dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said Grantees, the following described real estate, situated in Cook County, Illinois, to wit:

Lot 469 Timbercrest Woods Unit 5P, being a subdivision in the Northeast 1/4 of Section 28, and the Northwest 1/4 of Section 27, Township 41 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois.

Subject to: General real estate taxes not due and payable as of the date hereof, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

P.I.N.: 07-28-215-004-0000

Property Address: 411 S. Cedarcrest Drive, Schaumburg, IL 60193

Together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in said Declaration set forth.

Said Trustee shall have full power and authority:

- (a) To manage, improve, subdivide and protect said premises or any part thereof.
- (b) To dedicate any part thereof to any public use and also to vacate in whole or in part any subdivision or dedication thereof.
- (c) To mortgage or otherwise encumber, exchange, donate, sell or convey said premises or any part thereof with or without consideration, for such terms and upon such conditions as said Trustee deems best.
- (d) To lease said premises or any part thereof by leases commencing at the time of making the same as well as at a future time for any term of years, not exceeding 999 years, and subject to any

# UNOFFICIAL COPY

(e) To grant easements of every description, also to execute contracts and grant options to lease or purchase said premises or any part thereof.


(f) Generally to take any action with reference to said property that said Trustee deems best, the intent being that said Trustee shall have every power and discretion over and in connection with said property that he would have if he was the absolute owner thereof, and the enumeration of specific powers herein shall not in any way control, limit or cut down the general powers herein granted.

In no case shall any person dealing with said Trustee, or dealing with any grantee, mortgagee or lessee of the Trustee, with reference to said premises be obligated to see to the application of the purchase, mortgage or rent money, or to see that the terms of this Trust have been complied with, or to inquire into the necessity or expediency of any act of said Trustee, or be privileged or obliged to inquire into any of the terms of said Declaration of Trust and the execution of any deeds, mortgages, trust deeds, leases or other instruments by said Trustee shall be conclusive evidence in favor of the grantee, mortgagee, lessee or other party thereto that said Trustee was duly authorized and empowered to execute every such instrument.

The interest of each and every beneficiary hereunder and of any and all persons claiming under them is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises, the intention being to vest in said Trustee the entire legal and equitable title in fee interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds there as aforesaid.

The said **Grantor(s)** hereby expressly waive(s) and release(s) any and all right and 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.

DATED this 14<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
George E. Windmiller (SEAL)

STATE OF ILLINOIS        }  
  }SS  
COUNTY OF DUPAGE        }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GEORGE E. WINDMILLER, 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 that he signed, sealed and delivered the said instrument as his free and voluntary act as such executor, for the uses and purposes therein set forth.

Given under my hand and official seal this 14<sup>th</sup> day of March, 2018.

  
\_\_\_\_\_  
NOTARY PUBLIC



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The transfer of title and conveyance herein is hereby accepted by George E. Windmiller and Patricia Sue Snider, Co-Trustees of the George E. Windmiller Trust dated March 14, 2018.

*George E. Windmiller*  
George E. Windmiller, Co-Trustee, as aforesaid

*Patricia S. Snider*  
Patricia Sue Snider, Co-Trustee, as aforesaid

This instrument was prepared by:

Michael W. Kite  
1900 S. Highland Ave., Suite 100  
Lombard, IL 60148

\*Exempt under provisions of Paragraph E,  
Section 31-45, Property Tax Code.

Date: March 14, 2018

*[Signature]*  
Michael Kite, agent

MAIL TO:

Michael W. Kite  
Faermark & Williams, LLC  
1900 S. Highland Ave., Suite 100  
Lombard, IL 60148

SEND SUBSEQUENT TAX BILLS TO:

George E. Windmiller and Patricia Sue Snider, Co-Trustees  
411 S. Cedarcrest Drive  
Schaumburg, IL 60193

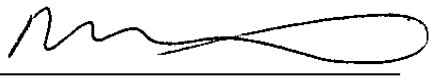
3-14-18  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
33758

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## STATEMENT BY GRANTOR

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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:** March 27, 2018

**Signature:**   
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 27<sup>th</sup> day of March, 2018.

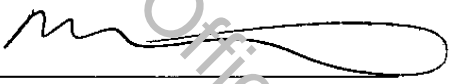
  
Notary Public




## STATEMENT OF GRANTEE

The Grantee 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:** March 27, 2018

**Signature:**   
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 27<sup>th</sup> day of March, 2018.

  
Notary Public



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Property of Cook County Clerk's Office

"OFFICIAL SEAL"  
 WENDY M MODELSKI  
 Notary Public, State of Illinois  
 My Commission Expires 11/18/2021

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 WENDY M MODELSKI  
 Notary Public, State of Illinois  
 My Commission Expires 11/18/2021