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WARRANTY DEED IN TRUST
ILLINOIS STATUTORY
INDIVIDUAL



1810334026D

Doc# 1810334026 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/13/2018 10:28 AM PG: 1 OF 5

Preparer File: Grundy Bill Debbie
FATIC No.:

THE GRANTOR(S) **William F. Grundy** and **Debra A. Grundy**, husband and wife, of the City of Inverness, County of Cook, State of IL for and in consideration of ten dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **WILLIAM F. GRUNDY AND DEBRA A. GRUNDY TRUSTEES OF THE GRUNDY REVOCABLE TRUST DATED SEPTEMBER 22, 1992**, the following described Real Estate situated in the County of COOK in the State of IL., to wit

See Exhibit "A" attached hereto and made a part hereof

Permanent Real Estate Index Number(s): **02-16-303-047-1107**

Address(es) of Real Estate: **192 GLAMS LANE, INVERNESS, ILLINOIS 60067**

TO HAVE AND TO HOLD, said real estate and appurtenances thereto upon the trusts 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.

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 enquire 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 agreement is executed by a successor of

S Y
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INT A.V.
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First American
Title Insurance Company

Warranty Deed in Trust - Individual

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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.

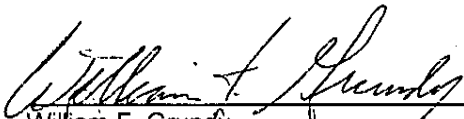
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

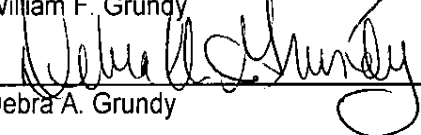
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right 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 5TH day of MARCH, 20 18



William F. Grundy



Debra A. Grundy

PROPERTY OF COOK COUNTY Clerk's Office

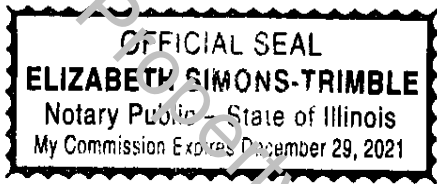


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STATE OF ILLINOIS, COUNTY OF DuPage SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William F. Grundy and Debra A. Grundy, personally known to me to be the same person(s) whose name(s) are 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 official seal this 5th day of MARCH, 20 18.



[Signature]
Notary Public

Prepared by:
Pistorio and Simons, PC
601 E. Irving Park Road
Roselle, IL 60172

Mail to:
Pistorio and Simons PC
601 E. Irving Park Road
Roselle, IL 60172

Name and Address of Taxpayer:
William and Debra Grundy
192 Glams Lane
Inverness, IL 60067

This transaction is exempt under the provision of para. (e) Section 4 of the Real Estate Transfer Tax Act.

Dated: 3-5-18

[Signature]
Grantor/Grantee or their Representative



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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

UNIT 131 IN INVERNESS ON THE PONDS CONDOMINIUM PHASE I, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT '13' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25961209 AND AS AMENDED AND RESTATED AS DOCUMENT 26637534, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER PRIVATE STREETS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25961209 AND EXHIBIT 'IV' ATTACHED THERETO, AND AS CREATED BY DEED RECORDED AS DOCUMENT 89106159.

COMMON ADDRESS: 192 Glamis Lane, Inverness, Illinois 60067

PERMANENT INDEX NUMBER: 02-16-303-047-1107

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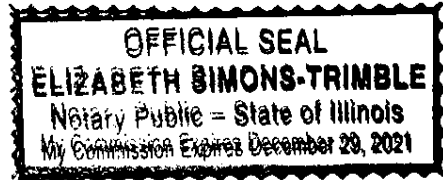
STATEMENT BY GRANTOR AND GRANTEE

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 March 5, 2018

Signature: William F. Brundy
Grantor or Agent

Subscribed and sworn to before me
By the said Cemree
This 5 day of March, 2018
Notary Public Elizabeth Simons-Trimble

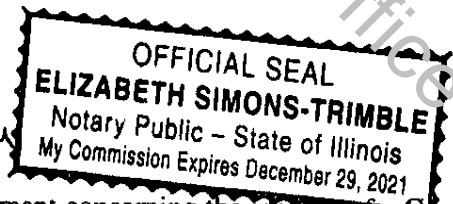


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date March 5, 2018

Signature: William F. Brundy
Grantee or Agent

Subscribed and sworn to before me
By the said Cemree
This 5 day of March, 2018
Notary Public Elizabeth Simons-Trimble



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.)