

# UNOFFICIAL COPY



Doc# 1811613009 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2018 10:05 AM PG: 1 OF 4

## DEED IN TRUST

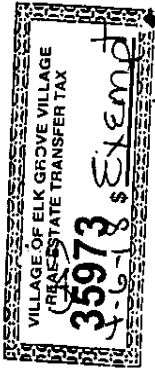
### MAIL TO:

James C. Wagner - Attorney  
960 Route 22 - Suite 210  
Fox River Grove, IL 60021

### NAME & ADDRESS

#### OF TAXPAYER:

BRETT F. MILLER  
AND DEBRA A. MILLER  
767 Ridge Avenue  
Elk Grove Village, IL 60007



### RECORDER'S STAMP

The Grantors, BRETT F. MILLER and DEBRA A. MILLER, his wife, of the Village of Cary, County of McHenry and State of Illinois, for and in consideration of Ten and no/100 dollars and other good and valuable considerations in hand paid, convey and quit claims unto BRETT F. MILLER and DEBRA A. MILLER, as Trustees of the Declaration of Trust Living Trust of BRETT F. MILLER and DEBRA A. MILLER, dated MARCH 23, 2018 (hereinafter referred to as "said Trustee", regardless of the number of trustees,) of 767 Ridge Avenue, Elk Grove Village, IL 60007, not as Joint Tenants or Tenants in Common but that the interests of the husband and wife to the homestead property are to be held as *Tenants by the Entirety* and unto all and every successor or successors, in trust, under said trust declaration, the following described real estate in the County of Cook and the State of Illinois, to wit:

LOT 1506 IN ELK GROVE VILLAGE SECTION 4, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 28, AND THE NORTH 1/2 OF SECTION 33, BOTH IN TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON SEPTEMBER 23, 1958, AS DOCUMENT NUMBER 1819395, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 08-28-415-019  
Property Address: 767 RIDGE AVENUE, ELK GROVE VILLAGE, IL 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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof and to re-subdivide 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 in 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 and upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times

S 7  
P 4-66  
S M  
M M  
SC 7  
E 7  
INT 9/10  
D 4-25-19

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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 of any kind; to release, convey or assign any right, title or 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 consideration 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 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 obliged 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 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 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.

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.

**THE PREPARER OF THIS INSTRUMENT WAS NEITHER FURNISHED WITH, NOR REQUESTED TO REVIEW, AN ABSTRACT OF THE DESCRIBED PROPERTY AND, THEREFORE, EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE.**

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his or her hand and seal this 23rd day of March, 2018.

  
 \_\_\_\_\_ (Seal)  
**BRETT F. MILLER**

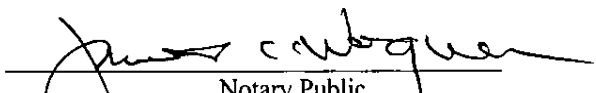
  
 \_\_\_\_\_ (Seal)  
**DEBRA A. MILLER, his wife**

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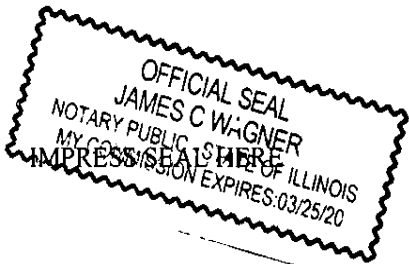
State of Illinois )  
                              ) SS  
County of McHenry )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRETT F. MILLER and DEBRA A. MILLER, 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 they 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 notarial seal, this 23<sup>rd</sup> day of MARCH, 2018.

  
Notary Public

My commission expires on March 25, 2020.



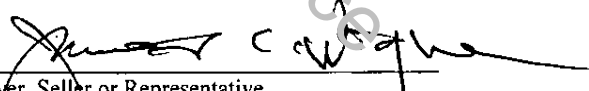
COOK COUNTY - ILLINOIS TRANSFER STAMP

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
(5) SECTION 4,  
REAL ESTATE TRANSFER ACT.

**NAME AND ADDRESS OF PREPARER:**

James C. Wagner - Attorney  
960 Route 22 - Suite 210  
Fox River Grove, Illinois 60021

DATE: 3 - 23 - 18

  
Buyer, Seller or Representative

**\*\*This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).**

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

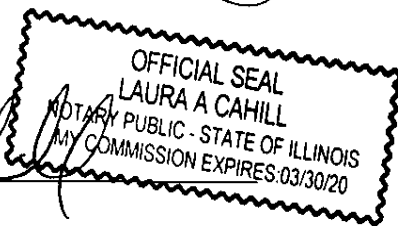
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 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: 3-23-18

Signature [Handwritten Signature]  
GRANTOR OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Handwritten Name] THIS 23<sup>rd</sup> DAY OF March 2018.

NOTARY PUBLIC [Handwritten Signature]



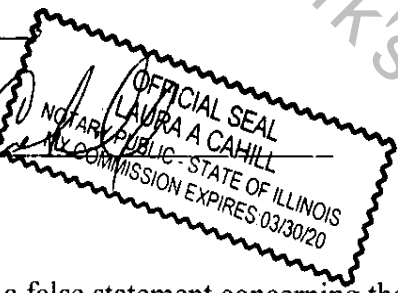
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 3-23-18

Signature [Handwritten Signature]  
GRANTEE OR AGENT

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Handwritten Name] THIS 23<sup>rd</sup> DAY OF March 2018.

NOTARY PUBLIC [Handwritten Signature]



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.)