



\*1812349028D\*

## DEED IN TRUST

Doc# 1812349028 Fee \$44.00

### THE GRANTOR(s)

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

MICHAEL D. CARSTENS  
and CHRISTINE S. CARSTENS,  
husband and wife, of Palatine, Illinois,  
of the County of Cook, and State of  
Illinois in consideration of the sum of  
TEN and 00/00 DOLLARS, and other  
good and valuable consideration,

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2018 09:27 AM PG: 1 OF 4

the receipt of which is hereby acknowledged, hereby conveys and quit claims to MICHAEL D. CARSTENS and CHRISTINE S. CARSTENS, as Trustees, under the terms and provisions of a certain Trust Agreement dated the 2<sup>ND</sup> day of MAY, 2018, and designated as the MICHAEL D. CARSTENS and CHRISTINE S. CARSTENS Trust and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate (see legal description attached on page 3 hereto).

Property Index Number: 0215-111-019-1065

Address of Real Estate: 540 N. Deer Run Drive, Palatine, Illinois 60067

TO HAVE AND TO HOLD the said real estate with the appurtenances thereto upon the trust 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 instrument is executed by a successor or 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.

# UNOFFICIAL COPY

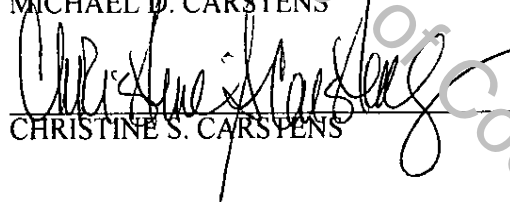
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, ALEX CARSTENS, are then appointed as Successor Trustees herein with like powers and authority as is vested in the Trustee named herein.

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.

The Grantor(s) hereby waive and release 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.

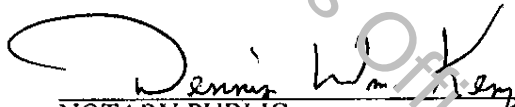
DATED this 2<sup>ND</sup> day of MAY, 2018.

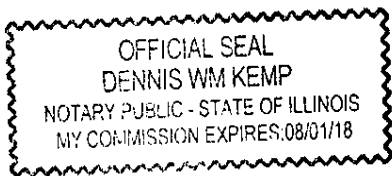
  
\_\_\_\_\_  
(SEAL)  
MICHAEL D. CARSTENS

  
\_\_\_\_\_  
(SEAL)  
CHRISTINE S. CARSTENS

STATE OF ILLINOIS, COUNTY OF Cook, I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL D. CARSTENS and CHRISTINE S. CARSTENS, 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 of said instrument as a 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 seal, this 2<sup>ND</sup> day of MAY, 2018.

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



**UNOFFICIAL COPY**

## LEGAL DESCRIPTION

For the premises commonly known as:

UNIT 9-A1-1 IN DEER RUN CONDOMINIUM, PHASE 2, AS DELINEATED ON A SURVEY OF CERTAIN LOTS IN VALLEY VIEW, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 1983 AS DOCUMENT NO. 26535491, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO DECLARATION OF CONDOMINIUM RECORDED JULY 24, 1983 AS DOCUMENT 85116690, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 2:

NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER OUTLOT "A" IN VALLEY VIEW SUBDIVISION AFORESAID, AS CREATED BY GRANT OF EASEMENT RECORDED JULY 24, 1983 AS DOCUMENT 85116689.

## PARCEL 3:

THE EXCLUSIVE RIGHT TO USE THE GARAGE SPACE G-9-A1-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION AFORESAID RECORDED AS DOCUMENT 85116690.

This instrument was prepared by: Dennis Wm. Kemp, One E. Northwest Hwy., Palatine, IL. 60067

MAIL TO:  
Dennis Wm. Kemp  
One E. Northwest Hwy. Suite 101  
Palatine, IL. 60067

SEND SUBSEQUENT TAX BILLS TO:  
Michael D. Carstens  
540 N. Deer Run Drive  
Palatine, IL. 60067

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

Date: MAY 2, 2018

Signature: [Signature]  
Grantor or Agent

SUBSCRIBED and SWORN to before me on .  
OFFICIAL SEAL  
DENNIS WM KEMP  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 08/01/18  
(Impress Seal Here)

[Signature]  
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: MAY 2, 2018

Signature: [Signature]  
Grantee or Agent

SUBSCRIBED and SWORN to before me on .

OFFICIAL SEAL  
DENNIS WM KEMP  
(Impress Seal Here)  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 08/01/18

[Signature]  
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.]