

# UNOFFICIAL COPY



**Grantee's Address and  
Mail Subsequent Tax Bills To:**  
Sharon M. Hanssen, as Trustee  
1146 N. Dryden Ave.  
Arlington Heights, IL 60004

Doc# 1813155156 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/11/2018 02:49 PM PG: 1 OF 4

**After Recording Mail To:**  
Mildred V. Palmer  
Waltz, Palmer & Dawson, LLC  
3701 Algonquin Road, Ste 300  
Rolling Meadows, IL 60008

## DEED IN TRUST

**This Deed in Trust** is executed this 8th day of May, 2018, by the first parties, Grantors, Erik Hanssen and Sharon Hanssen, his wife, to the Grantee, Sharon M. Hanssen, as Trustee of the Sharon M. Hanssen Revocable Living Trust of Cook County, Illinois. The Grantors, in consideration as set forth below, hereby acknowledge, convey and quit claim to the Grantee, to be held in accordance with the terms of such trust.

**Witnesseth**, that the first parties, individually, for good consideration in the form of peace of mind and in furtherance of estate planning goals, and for the sum of ten dollars (\$10.00) paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party, individual, forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, in the State of Illinois to wit:

Lot 18 in Block 4 in Arlington Greens, being a Subdivision of the Southwest ¼ of the Southeast ¼ of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois, according to the Plat thereof registered in Office of Registrar of Titles of Cook County, Illinois, as Document No. 1408517.

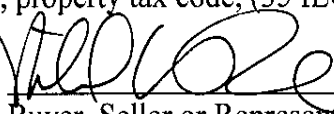
PIN: 03-20-414-027

Property Address: 1146 N. Dryden Ave., Arlington Heights, IL 60004

Grantors hereby expressly waive and release 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.

“Exempt under the provisions of ¶e, §31-45, property tax code, (35 ILCS 200/31-45).”

Dated: May 8, 2018

  
Buyer, Seller or Representative

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The Trustee or Trustees hereby accept and declare that they have and hold said real estate and appurtenances thereto upon the trusts set forth in the trust agreement for the following uses and subject to the following limitations:

1. **Beneficial Interest:** The interests of any beneficiary under the trust to the property shall consist solely of those powers granted to the beneficiary under the terms of the trust and state law, and such rights in the avails of said property shall be deemed to be personal property, and may be assigned and transferred as such. In case of the death of any beneficiary hereunder, during the existence of his or her trust, his or her right and interest hereunder shall, except as otherwise specifically provided, pass to the beneficiaries of his or her trust, and not to his or her heirs at law, and his or her successor trustee, executor or administrator (as appropriate) shall have all rights and authority to transfer such right and interest, and that no beneficiary now has, nor shall ever have, any right, title or interest in or to any right, title or interest in any portion of said real estate as such, either legal or equitable, except as provided herein, but only shall have an interest in the earnings, avails and proceeds as aforesaid.
2. **Trustee Powers:** The Trustee may (a) manage, improve, divide or subdivide the trust property or any part thereof, (b) see on any terms, grant an option to purchase, contract to sell, convey with or without consideration, grant to a successor or successors in trusts any or all of the title and estate of the trust and any powers vested in the trustee; (c) mortgage, encumber or otherwise transfer the trust property or any interest therein, as security for advances or loans; (d) dedicate parks, streets, highways or alleys, and vacate any portion of the premises; or (e) lease and enter into leases for the whole or part of the premises from time to time, and renew or extend or modify any existing lease.
3. **Third Party Dealings:** 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 the application of the purchase money, loan proceeds, rental income, or other consideration given, nor shall be required to see that the terms of the trust have been compiled with, or to inquire 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 agreements described above were in full force and effect; that said instruments 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 agreements; and if said instruments are executed by a successor or successors in trust, that he or she or they were duly appointed and are fully invested with the title, estate rights and powers and duties of the preceding trustee.
4. **Recording:** The trust agreement shall not be placed on record in the Recorder's Office of the county in which the land is situated, or elsewhere. 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 laws of the State of Illinois in such case made and provided.

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**Signatures:**

Signed and agreed on this 8th day of May, 2018, by the following:

*Erik Hanssen*  
Erik Hanssen, Grantor

*Sharon Hanssen*  
Sharon Hanssen, Grantor

**I, Sharon M. Hanssen, as Trustee of the Sharon M. Hanssen Revocable Living Trust hereby accept the conveyance of the property described in this instrument to said Trust.**

*Sharon M. Hanssen*  
Sharon M. Hanssen, as trustee of the  
Sharon M. Hanssen Revocable Living Trust, Grantee

**Witnesses:**

We, the undersigned, hereby certify that the above instrument, including the witness signatures, was signed in our sight and presence by the above persons as Grantor(s) and Grantee(s). At the request of, and in the sight and presence of the above person, and in the sight and presence of each other, do hereby subscribe our names as witnesses on the date shown above.

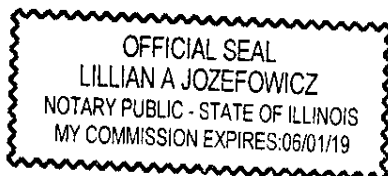
Witness Signature: *Dawn Beaver*  
Name: Dawn Beaver  
City: Rolling Meadows State: Illinois

Witness Signature: *MV Palmer*  
Name: MV Palmer  
City: Rolling Meadows State: Illinois

STATE OF ILLINOIS  
COUNTY OF COOK

Grantors and Grantee appeared before me, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the instrument and acknowledged to me that they executed the instrument in their authorized capacity as Grantors and Grantee, and that by their signatures on the instrument they executed the instrument.

Witness my hand and official seal this 8th day of May, 2018



*Lillian A. Jozefowicz*  
Notary Public

This instrument was prepared by:  
Mildred V. Palmer, 3701 Algonquin Road, Suite 300, Rolling Meadows, IL 60008  
without examination of title based on information provided by Grantors.

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## Statement by Grantor and Grantee

### GRANTOR:

The Grantors, or his and her agent affirms that, to the best of their knowledge, the name of Grantors 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, 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 this 8th day of May, 2018

Signed Erik Hanssen *Erik Hanssen*

Signed Sharon Hanssen *Sharon Hanssen*

Subscribed and sworn to before me by the grantor this 8th day of May, 2018



*Lillian A. Jozefowicz*  
Notary Public

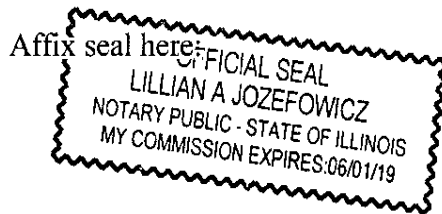
### GRANTEE:

The Grantee or his or her agent affirms that, to the best of their knowledge, the name of 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, 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 this 8th day of May, 2018

Signed Sharon M. Hanssen *Sharon M. Hanssen*  
As trustee of the Sharon M. Hanssen Revocable Living Trust

Subscribed and sworn to before me by the Grantees this 8th day of May, 2018



*Lillian A. Jozefowicz*  
Notary Public