


# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

No. 1990  
November 1994

## DEED IN TRUST (ILLINOIS)

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Doc# 1816649017 Fee \$42.00  
RHSP FEE: \$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 06/15/2018 10:47 AM PG: 1 OF 3

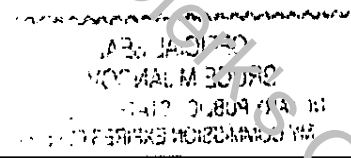
THE GRANTORS DONALD E. HANUS AND LAURA M. HANUS  
husband and wife  
of the County of Cook and State of Illinois  
for and in consideration of Ten (\$10.00)  
DOLLARS, and other good and valuable considerations in hand paid,  
Convey \_\_\_\_\_ and (WARRANT X /QUIT CLAIM \_\_\_\_\_)\* unto

DONALD E. HANUS and LAURA M. HANUS

CO (Name and Address of Grantee),  
as Trustee under the provisions of a trust agreement dated the 25th  
day of APRIL, 2018 and known as  
\*DONALD E. HANUS AND LAURA M. HANUS JOINT DECLARATION OF TRUST  
Trust Number 171635 (hereinafter referred to as "said trustee,"  
regardless of the number of trustees,) and unto all and every successor or  
successors in trust under said trust agreement, the following described real  
estate in the County of Cook and State of Illinois, to wit:

Above Space for Recorder's Use Only

LOT 272 IN IVY HILL SUBDIVISION OF UNIT NO. 8 BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTH EAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IL.



Permanent Real Estate Index Number(s): 03-17-214-011

Address(es) of real estate: 2423 N. BRIGHTON PL., ARLINGTON HEIGHTS, IL 60004

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, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 99 years, and to renew or extend leases 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 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 considerations 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.

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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.

If the title to any of the the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor S 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.

In Witness Whereof, the grantor S aforesaid have \_\_\_\_\_ hereunto set their hand S and seal S

this 15 day of June, 2018  
Donald E. Hanus (SEAL) Laura M. Hanus (SEAL)  
DONALD E. HANUS INDIVIDUALLY AND AS CO TRUSTEE LAURA M. HANUS INDIVIDUALLY AND AS CO TRUSTEE

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

DONALD E. HANUS and LAURA M. HANUS, GRANTORS

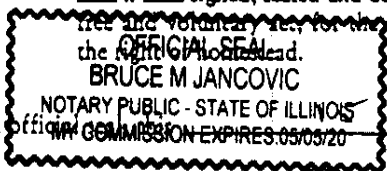
personally known to me to be the same person S whose name S, ARE \_\_\_\_\_ subscribed

to the foregoing instrument, appeared before me this day in person, and acknowledged that

they signed, sealed and delivered the said instrument as their

the voluntary act, for the uses and purposes therein set forth, including the release and waiver of

IMPRESS  
SEAL  
HERE



Given under my hand and official seal this 15 day of June, 2018

Commission expires \_\_\_\_\_

Bruce M. Jancovic, attorney NOTARY PUBLIC

This instrument was prepared by 1423 Renaissance Dr. #313, Park Ridge, IL 60068  
(Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

DONALD E. HANUS CTEE

(Name)

MAIL TO:

2423 N. BRIGHTON PL

ARLINGTON HEIGHTS IL 60004

(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Same

(Name)

(Address)

(City, State and Zip)

Exemption under the provisions of paragraph E, Section 4 of the Real Estate Transfer Act

OR

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

Date: 15 June 2018

Signature: [Signature] atty

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 6 | 15 | 20 18

SIGNATURE: *Laura M. Hanus*  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

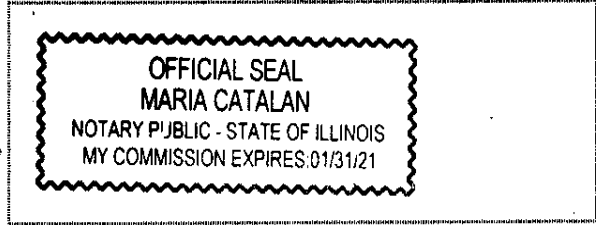
*Maria Catalan*

By the said (Name of Grantor): *Laura M Hanus*

AFFIX NOTARY STAMP BELOW

On this date of: 15 June | 20 18

NOTARY SIGNATURE: *Maria Catalan*



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 6 | 15 | 20 18

SIGNATURE: *Laura M. Hanus*  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

*Maria Catalan*

By the said (Name of Grantee): *Laura M Hanus*

AFFIX NOTARY STAMP BELOW

On this date of: 15 June | 20 18

NOTARY SIGNATURE: *Maria Catalan*



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

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Property of Cook County Clerk's Office

OFFICIAL SEAL  
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STATE OF ILLINOIS

*[Faint handwritten text]*

*[Faint handwritten text]*

OFFICIAL SEAL  
NOTARY PUBLIC  
STATE OF ILLINOIS  
MARIA CATALAN

*[Faint handwritten text]*