# **UNOFFICIAL COPY**

### WARRANTY DEED

### PREPARED BY AND MAIL TO:

Gregory A. MacDonald PLUYMERT, MACDONALD & HARGROVE, LTD. 701 Lee Street, Suite 830 Des Plaines, IL 60016

#### NAME & ADDRESS OF TAXPAYER:

DEBRA L. JENSEN ROBERT M. JENSEN 752 Bent Ridge Lane Elgin, Illinois 60120



Doc# 1817355087 Fee \$42.00

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

AFFIDAUIT FEE: \$2.00 KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/22/2018 11:05 AM PG: 1 OF 3

CITY OF ELGIN REAL ESTATE TRANSFER STAMP

72022

THE GRANTORS, DEBLA L. JENSEN, formerly known as Debra Lynn Martin, married TO ROBERT M. JENSEN, of 752 Bent Ridge Lane, Elgin, Illinois full 10, in the County of Cook, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand pad, CONVEY and WARRANT to the GRANTEES, DEBRA L. JENSEN and ROBERT M. JENSEN as trustees of the Trust Agreement dated May 22, 2018 (hereinafter referred to as "said Trustee," regardless of the number of Trustees) and known as the JENSEN LAND TRUST NUMBER 16, of 752 Bent Ridge Lane, Elgin, Illinois 60120, in the County of Cook, of which DEBRA L. JENSEN and ROBERT M. JENSEN are the settlors, trustees and the primary beneficiaries of said trust, and unto each and every successor or successors in trust under said trust agreement, with said beneficial interest of DEBRA L. JENSEN and ROBERT M. JENSEN, as husband and wife, to the homestead property to be held as TENANTS BY THE ENTIRETY, the following described real estate saturated in the County of Cook and State of Illinois, to wit:

PARCEL 1: LOT 20-2 IN COBBLER'S CROSSING UNIT 3 BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION RECORDED AS DOCUMENT NUMBER 89185738.

Exempt under provisions of Paragraph E, Sec. 4, of the Real Estate Trans er Act.

Date

Permanent Real Estate Index Number(s): 06-07-405-032-0000

Address(es) of Real Estate: 752 Bent Ridge Lane, Elgin, Illinois 60120

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 as Tenants By The Entirety.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide sail premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired; to contract to sell; to grant options to purchase; to sell on any terms, 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 to present or in future, and upon any terms 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 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 leases and to grant 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

1817355087 Page: 2 of 3

## **UNOFFICIAL COPY**

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.

In no case shall any part dealing with said Trustee, or any successor in trust in relation to said premises, or to whom said premises or any pert thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, 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 authority, necessity or expediency or 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, or any successor in trust, 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, was duly authorize 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 in trust, that such successor or successors in trust have been properly appointed and are faily vested with all the title, estate rights, powers, authorities, duties and obligations of its, his, hers or their predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming under them or any of them shall be on'y in the earnings, avails and proceeds arising from the sale or any 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 said real estate as such, but only an interest in earnings, avails and proceeds thereof as aforesaid.

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises as TENANTS BY THE ENT RETY.

Defrak	Tenser	Who M Jen	
DEBRA L. JENSEN, formáll	y known as Debra Lynn Martin	ROBERT M. JENSEN, solely to waive homestead rights	
A	Acceptance of Con	veyance By Grantees	
	antees, as trustees as aforesaid, here	by accept the within conveyan a pursuant to the provisions of	`760
ILCS 5/6.5(a), this <b>MRU</b>	, 20/9.	1/2/100	
Supra S. Ou	insur.	Monte	
DEBRA L. JENSEN, Trustee		RODERT M. JENSEN, Trustee	
STATE OF ILLINOIS	) ) SS	,	
COUNTY OF COOK	)		

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DEBRA L. JENSEN, formerly known as Debra Lynn Martin, married to Robert M. Jensen and ROBERT M. JENSEN, personally known to me to be the same persons whose name 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.

OFFICIAL SEAL
GREGORY A. MACDONALD
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jun 19. 2020

1817355087 Page: 3 of 3

### UNOFFICIAI

The grantor or the grantor's agent affirms that, to the best of the grantor's 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.

Subscribed and sworn to before me by said Grantor OFFICIAL SEAL GREGORY A. MACDONALD NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Jun 19, 2020

The grantee or the grantee's 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, and 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.

Signature: \

Subscribed and sworn to before me by said Grantor

this

Notary Public

OFFICIAL SEAL GREGORY A. MACDONALD NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires Jun 19, 2020

Grantee or Agent

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)