

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

THE GRANTOR, James E. Van Stell, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, conveys and quit claims unto

James E. Van Stell, GRANTEE
910 Roxbury Lane
Schaumburg, IL 60194

as Trustee under the provisions of a trust agreement dated the 21st day of June, 2018, and known as the James E. Van Stell Living Trust (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, all the right, title and interest the Grantor(s) have in the following described real estate in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED

Permanent Real Estate Index Number(s): 07-16-312-016-0000

Address of real estate: 910 Roxbury Lane
Schaumburg, IL 60194

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 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 the present or in the future, 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



1820755214D

Doc# 1820755214 Fee \$46.00

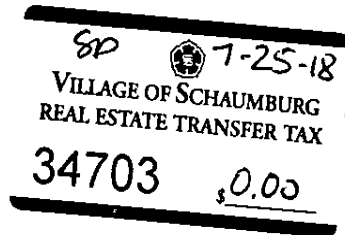
RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/26/2018 02:51 PM PG: 1 OF 5



UNOFFICIAL COPY

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.

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.

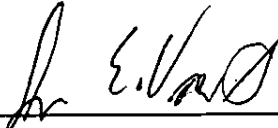
The interest in each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 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.

UNOFFICIAL COPY

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.

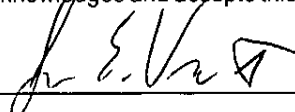
In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 21st day of June, 2018.



James E. Van Stell (SEAL)

TRUSTEE ACCEPTANCE


The Grantee(s), James E. Van Stell, as Trustee(s) under the provisions of a trust dated the 21st day of June, 2018, hereby acknowledges and accepts this conveyance into the said trust.


_____, as Trustee

State of Illinois) ss
County of Cook)

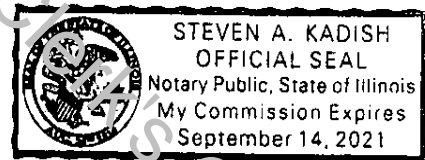
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James E. Van Stell, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he or she signed, sealed and delivered the said instrument as his or her 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 official seal, this 21st day of June, 2018.



NOTARY PUBLIC

My commission expires:




This instrument was prepared by: Steven A. Kadish, Attorney
2610 Lake Cook Road, Suite 250
Riverwoods, IL 60015
847-361-7740

MAIL TO:
James E. Van Stell, TRUSTEE
910 Roxbury Lane
Schaumburg, IL 60194

SEND SUBSEQUENT TAX BILLS TO:
James E. Van Stell, TRUSTEE
910 Roxbury Lane
Schaumburg, IL 60194

EXEMPT TRANSACTION FOR REVENUE STAMP PURPOSES

This deed is exempt from the provisions of the Real Estate Transfer Act, pursuant to Subparagraph (e) of Section 4; actual consideration is less than \$100.00.



Attorney

UNOFFICIAL COPY

LEGAL DESCRIPTION

Lot 1121 in Strathmore Schaumburg Unit 13, being a Subdivision of Part of the South Half of the Southwest Quarter of Section 16, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded 9-12-72 as Document 22047860, in Cook County, Illinois.

Subject only to: General real estate taxes for 2017 and subsequent years; building lines and building and liquor restrictions of record; zoning and building laws and ordinances; private, public and utility easements; covenants and restrictions of record as to use and occupancy.

Address: 910 Roxbury Lane
Schaumburg, IL 60194

PIN#: 07-16-312-015-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

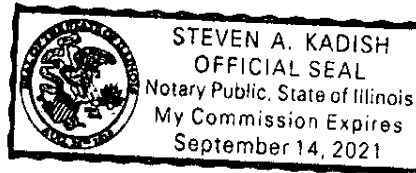
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated June 21, 2018

Signature

Grantor or Agent

Subscribed and sworn to before me by the said James E. Van Stell, this June 21, 2018.



Notary Public

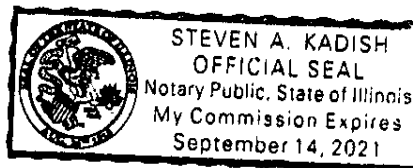
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated June 21, 2018

Signature

Grantee or Agent

Subscribed and sworn to before me by the said James E. Van Stell, this June 21, 2018.



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 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.)