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Doc#: 1825546055 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/12/2018 10:26 AM Pg: 1 of 4

PREPARED BY:

AJP Law Firm
Attorney at Law
800 W. Central Rd., Suite 105
Mt. Prospect, IL 60056

Dec ID 20180901676558
ST/CO Stamp 0-096-379-040 ST Tax \$330.00 CO Tax \$165.00

MAIL TAX BILL TO:

The Law Office of Richard Kocurek
3306 Grove Ave.
Berwyn, IL 60402

MAIL RECORDED DEED TO:

The Dorota Kus Trust
720 N. Walden Dr.
Palatine, IL 60067

PT 1/1

18GNW63504824

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the grantor(s) Glen N. Hjort and Nancy J. Hjort, husband and wife, of 720 N. Walden Dr., Palatine, IL 60067, for and in consideration of Ten and no/100----- (\$10.00) in hand paid, convey(s) and warrant(s) unto The Dorota Kus Trust Dated January 13, 2014, of 720 Walden Dr. Palatine, IL 60067 Kus, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): **02-15-112-082-0000**

Property Address: **720 N. Walden Dr., Palatine, IL 60067**

SUBJECT TO: (a) General real estate taxes not due and payable at time of closing; (b) Special assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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 is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and to

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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 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 future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the terms 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 lease and options to renew leases and options to purchase the whole or any part of the recession 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 other 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, 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 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 full 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.

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And the said grantor(s) hereby expressly waive(s) and release(s) 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.

Dated this 31 day of August, 2018.

Glen N. Hjort
Glen N. Hjort

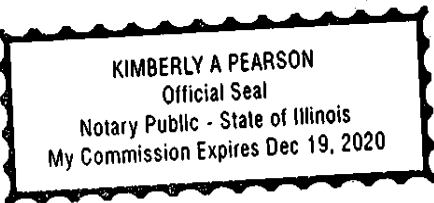
Nancy J. Hjort
Nancy J. Hjort

STATE OF Illinois)
COUNTY OF Lake) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Glen N. Hjort and Nancy J. Hjort**, husband and wife, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their, free and voluntary act for the uses and purposes set forth therein.

Given under my hand and notarial seal, this 31 day of August, 2018.

[Signature]
Notary Public



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LEGAL DESCRIPTION

Order No.: 18GNW635048RM

For APN/Parcel ID(s): **02-15-112-082-0000**

PARCEL 1:

THE NORTH 28.40 FEET OF LOT 10 AS MEASURED ALONG THE NORTHWESTERLY AND SOUTHEASTERLY LINE THEREOF, IN THE TOWNHOMES OF TIMBER LAKE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, IN THE VILLAGE OF PALATINE, COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, AS SET FORTH IN DECLARATION OF CONVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS AND HOMEOWNERS ASSOCIATION RECORDED MAY 2, 1990, AS DOCUMENT NUMBER 90201697.

Property of Cook County Clerk's Office