

# UNOFFICIAL COPY

## DEED IN TRUST



\*1831916027D\*

Doc# 1831916027 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/15/2018 11:45 AM PG: 1 OF 3

The GRANTORS, The GRANTORS, **Keith B. Nyborg and Mary P. Nyborg**, a married couple who reside in the **Village of Mount Prospect**, County of Cook, State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS to Mary Phyllis Nyborg, (of 1215 W. Sunset Rd., Mount Prospect, IL 60056) as trustee under the terms and provisions of the **MARY PHYLLIS NYBORG TRUST**, dated **October 18, 2018**,

as amended from time to time, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, Grantee, the following described real estate:

**Legal Description:** LOT 100 IN GREENACRES UNTI NUMBER 3, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 11, 1964 AS DOCUMENT 19045272 IN COOK COUNTY, ILLINOIS.

**Permanent Index Number (PIN):** 08-14-120-016-0000

**Address of Real Estate:** 1215 W. Sunset Rd., Mount Prospect, IL 60056

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. 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 to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied 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 Agreement above described was in full force and effect; that said instrument 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 Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

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DATED this 18<sup>th</sup> day of OCTOBER, 2018

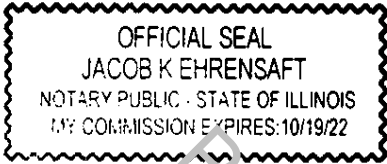
Keith B. Nyborg  
Keith B. Nyborg

DATED this 18 day of October

Mary P. Nyborg  
Mary P. Nyborg

State of Illinois, County of Cook SS.

I the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that **Keith B. Nyborg and Mary P. Nyborg**, a married couple who reside in the **Village of Mount Prospect**, County of Cook, State of Illinois, State of Illinois personally known to me to be the same persons whose names are subscribed to the forgoing 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.



Given under my hand and official seal, this 18 day of October, 2018

Commission expires 10/19/22  
Jacob K Ehrensaft  
Notary Public

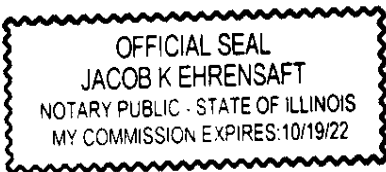
### TRUSTEE ACCEPTANCE

The Grantee, **MARY PHYLLIS NYBORG**, personally known to me to be the of the sole Trustee of the **MARY PHYLLIS NYBORG TRUST**, dated **October 18, 2018**, as amended from time to time, hereby acknowledges and accepts this conveyance into said trust.

Mary Phyllis Nyborg  
**MARY PHYLLIS NYBORG**, as sole Trustee of the **MARY PHYLLIS NYBORG TRUST**, dated **October 18, 2018**, as amended from time to time.

State of Illinois, County of Cook SS.

I the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **MARY PHYLLIS NYBORG** personally known to me to be the sole Trustee of the **MARY PHYLLIS NYBORG TRUST**, dated **October 18, 2018**, as amended from time to time, aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such trustee, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act for the uses and purposes set forth therein.



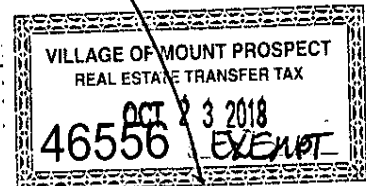
Given under my hand and official seal, this 18 day of October, 2018

Commission expires 10/19/22  
Jacob K Ehrensaft  
Notary Public

Exempt under provisions of paragraph e, Section 31-45, Real Estate Transfer Tax Act

October 18, 2018  
Dated

Jacob K Ehrensaft  
Attorney for Grantor



Prepared By: Jacob K. Ehrensaft, Esq.  
& Mail To: LAW OFFICES OF JACOK K EHRENSAFT LLC  
241 Golf Mill Professional Building, STE 800  
Niles, IL 60714

SEND SUBSEQUENT TAX BILLS TO:  
Keith & Mary Nyborg  
1215 W. Sunset Rd  
Mount Prospect, IL 60056

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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: October 18, 2018

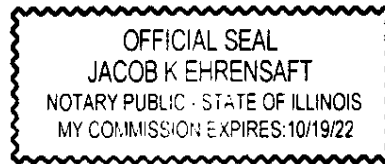
Signed: *Keith B. Nyborg*  
Grantor, **Keith B. Nyborg**, individually

Dated: October 18, 2018

Signed: *Mary P. Nyborg*  
Grantor, **Mary P. Nyborg**, individually

Subscribed and sworn to before me on  
October 18, 2018

*Jacob K Ehrensaft*  
Notary Public



The grantee or his or her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: October 18, 2018

Signed: *Mary Phyllis Nyborg*  
Grantee, **Mary Phyllis Nyborg**, as Trustee of the  
**MARY PHYLLIS NYBORG TRUST**  
dated **October 18, 2018**, as amended from time to time

Subscribed and sworn to before me on  
October 18, 2018

*Jacob K Ehrensaft*  
Notary Public

