

**Deed In Trust**  
**Statutory (Illinois)**

MAIL TO and PREPARED BY:

Michael L. Ralph, Jr.  
Ralph, Schwab & Schiever, Chartered  
3 Hawthorn Parkway  
Suite 370  
Vernon Hills, IL 60061

Doc#: 1835308137 Fee: \$52.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 12/19/2018 10:24 AM Pg: 1 of 3

Dec ID 20181201661880  
ST/CO Stamp 2-088-027-808

*For Recorder's Use Only*

THE GRANTORS, **DANIEL P. DURBIN and NANCY L. DURBIN**, husband and wife, of the village of Arlington Heights, in the County of COUNTY and State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey unto **DANIEL P. DURBIN and NANCY L. DURBIN, CO-TRUSTEES**

**OF THE DURBIN DECLARATION OF TRUST DATED DECEMBER 10, 2018** of 1311 South Walnut Street, Arlington Heights, Illinois, and 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:

LOT 34 IN GOLDEN GARDENS SUBDIVISION A SUBDIVISION IN THE NORTH EAST ¼ OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

P.I.N.: 08-09-231-010-0000

PROPERTY: 1311 SOUTH WALNUT STREET, ARLINGTON HEIGHTS, ILLINOIS 60005

**--NO TAXABLE CONSIDERATION--**

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 re-subdivide 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, to 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 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 reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or 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

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privileged to inquire into any or 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.

And the said grantor/grantors hereby expressly waives/waive and releases/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 or execution or otherwise.

IN WITNESS WHEREOF, the Grantors, as aforesaid, hereunto sets their hands and seals this 10<sup>th</sup> day of December, 2018.

*Daniel P. Durbin*  
DANIEL P. DURBIN

*Nancy L. Durbin*  
NANCY L. DURBIN

STATE OF ILLINOIS  
COUNTY OF LAKE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL P. DURBIN AND NANCY L. DURBIN, personally known to me to be the same persons whose names 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.

Given under my hand and notarial seal this 10<sup>th</sup> day of December, 2018.  
*Michael L. Ralph, Jr.*  
Notary Public  
Commission Expires: June 8, 2020



**Send subsequent tax bills to:**  
DANIEL P. DURBIN and NANCY L. DURBIN, Co-Trustees of the Durbin Declaration of Trust dated December 10, 2018  
1311 South Walnut Street  
Arlington Heights, IL 60005

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT  
Dated: December 10, 2018

*Daniel P. Durbin*  
Signature of Buyer, Seller or Representative

### ACCEPTANCE OF CONVEYANCE

DANIEL P. DURBIN and NANCY L. DURBIN, AS CO-TRUSTEES OF THE DURBIN DECLARATION OF TRUST DATED DECEMBER 10, 2018, hereby accept the conveyance of the above-described real estate from Grantors.

DANIEL P. DURBIN and NANCY L. DURBIN, AS CO-TRUSTEES OF THE DURBIN DECLARATION OF TRUST DATED DECEMBER 10, 2018

By: *Daniel P. Durbin*  
DANIEL P. DURBIN  
Its: Co-Trustee as aforesaid

By: *Nancy L. Durbin*  
NANCY L. DURBIN  
Its: Co-Trustee as aforesaid

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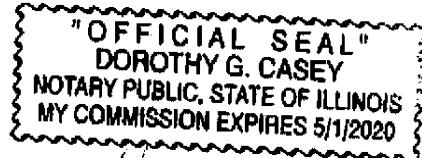
## GRANTOR/GRANTEE STATEMENT


The Grantors or their Agent Affirm that, to the best of their knowledge, the name of the Grantors shown on the Deed or Assignment of Beneficial Interest in a land trust are either natural persons, 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: December 10, 2018

  
\_\_\_\_\_  
Michael L. Ralph, Jr., Agent to Daniel P. Durbin and Nancy L. Durbin

Subscribed and sworn to before me  
By the said Michael L. Ralph, Jr.  
This 10<sup>th</sup> day of December, 2018




Notary Public 

Commission Expires: 5/1/2020


The Grantees or their Agent affirm and verify that the names of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust are either natural persons, 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: December 10, 2018

  
\_\_\_\_\_  
Michael L. Ralph, Jr., Agent to Daniel P. Durbin and Nancy L. Durbin as Co-Trustees of the Durbin Declaration of Trust dated December 10, 2018

Subscribed and sworn to before me  
By the said Michael L. Ralph, Jr.  
This 10<sup>th</sup> day of December, 2018



Notary Public 

Commission Expires: 5/1/2020

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 offence and of a Class A misdemeanor for subsequent offences.

(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.)