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DEED IN TRUST (ILLINOIS)

THE GRANTOR,

Michael A. Bert, surviving joint tenant,

Doc#. 1927755091 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds Date: 10/04/2019 10:14 AM Pg: 1 of 4

Dec ID 20191001607772

Above space for Recorder's Office Only

of the County of Cool ard State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and QUIT CI AIMS to MICHAEL A. BERT, TRUSTEE OF THE MICHAEL A. BERT TRUST DATED SEPTEMBLR 26, 2019, of 571 Mistic Harbour Lane, Schaumburg, Illinois 60193, and to any and all successors as Trustee copointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 140 IN SPRING COVE SUBDIVISION, SEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 07-28-407-017-0003

Address of real estate: 571 Mistic Harbour Lane, Schaumbur Linois 60193

This deed is exempt pursuant to 35 ILCS 200/31-45(e)

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, streets, 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

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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 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 into 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 person 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 equipple, except as stated.
- 4. In the exect of the inability or refusal of the Trustee herein named, to act, or upon his/her removal from the County, per the Trust Agreement, is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided

The Grantor hereby waives and releases 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.

**PLEASE** PRINT OR

TYPE NAMES **BELOW** SIGNATURE(S)

STATE OF ILLINOIS ) 88 COUNTY OF DUPAGE

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that MICHAEL A. BERT, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he

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signed, sealed and delivered the said instrument as his 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 26 day of September 2019.

NOTARY/PUBLIC

Commission expires

"OFFICIAL SEAL" ANTHONY J PANKAU JR NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 2/3/2021

This instrument was prepared by. Pankau Law, P.C., 105 East Irving Park Road, Itasca, Illinois 60143

MAIL TO:

Pankau Law, P.C. 105 E. Irving Park Road Itasca, Illinois 60143

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Scha.

Office

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#### 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 assignment of beneficial interest in 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 title to real estate under the laws of the State of Illinois.

12

Dated	Janahara 24	, 20_	Signature:
			Granter of Agent
Subscribe	ed and sworn to before		
Me by the	e said <u>Jerri Parless</u>	THE PERSON NAMED IN THE PE	
this 24	day of 🚫 😘 🚾	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
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	American S. Fr. 9		Constitution of the second of
The Grai	ntee or his agent affirms	aid verifies	that the name of the grantee shown on the deed or
assignme	nt of beneficial interest in	n a lence trust	is either a natural person, an Illinois corporation or
foreign c	orporation authorized to	do business	or acquire and hold title to real estate in Illinois a
partnersh	ip authorized to do busine	ss or entity re	cognized as a person and authorized to do business or
acquire a	nd hold title to real estate v	inder the laws	of the State of Illinois.
(			O The second
Date	·)	, 20 <u></u> _	Signature:
Cun	, , , , , , , , ,		Grantee or Agent
	ed and sworn to before		
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NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)