

**Deed In Trust**  
Statutory (Illinois)

MAIL TO and PREPARED BY:

Carey J. Schiever  
Ralph, Schwab & Schiever, Chartered  
3 Hawthorn Parkway  
Suite 200  
Vernon Hills, IL 60061

Doc#: 1932222029 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/18/2019 09:44 AM Pg: 1 of 3  
  
Dec ID 20191101641509  
ST/CO Stamp 0-678-900-064

*For Recorder's Use Only*

THE GRANTOR, **MARILYN R. HAMS**, of the village of Buffalo Grove, in the County of Cook 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 **MARILYN R. HAMS, TRUSTEE OF THE HAMS TRUST AGREEMENT DATED OCTOBER 29, 2019** of 534 Parkview

Terrace, Buffalo Grove, IL 60089, 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:

UNIT 18-6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE COVINGTON MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 27412916, AS AMENDED, IN THE NORTHEAST ¼ OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 03-08-201-038-1130

PROPERTY: 534 PARKVIEW TERRACE, BUFFALO GROVE, IL 60089

ATA / GMT Title Agency  
175 E. Hawthorn Parkway, Suite 135  
Vernon Hills, IL 60061  
File # ACCOM-R5+S1

**--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

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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.


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 Grantor, as aforesaid, hereunto sets her hand and seal this 29<sup>th</sup> day of October, 2019.

Marilyn R. Hams  
MARILYN R. HAMS

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARILYN R. HAMS**, 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 she signed, sealed and delivered the said instrument as 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 notarial seal this 29<sup>th</sup> day of October, 2019  


Carey J. Schiever  
Notary Public  
Commission Expires: \_\_\_\_\_

**Send subsequent tax bills to:**

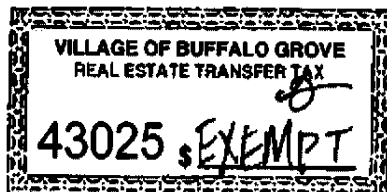
Trustee names and address

Marilyn R. Hams, Trustee of the Hams  
Trust Agreement Dated October 29, 2019  
534 Parkview Terrace  
Buffalo Grove, IL 60089

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,  
SECTION 4, REAL ESTATE TRANSFER ACT

Dated: October 29, 2019

Carey J. Schiever  
Signature of Buyer, Seller or Representative



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GRANTOR/GRANTEE STATEMENT

The Grantor or her Agent Affirms that, to the best of his/her knowledge, the name of the Grantor 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 29, 2019

Carey J. Schiever, Grantor or Agent to Marilyn R. Hams

Subscribed and sworn to before me  
By the said Michael L. Ralph, Jr.  
This 29<sup>th</sup> day of October, 2019



Notary Public

Commission Expires:

5/1/2020

The Grantee 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 29, 2019

Carey J. Schiever, Grantee or Agent to Marilyn R. Hams as Hams Trust Agreement dated October 29, 2019

Subscribed and sworn to before me  
By the said Carey J. Schiever  
This 29<sup>th</sup> day of October, 2019



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.)