

UNOFFICIAL COPY



2002716109

Doc# 2002716109 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 01/27/2020 03:19 PM PG: 1 OF 4

This Instrument Prepared By And
When Recorded Mail To:
Rebecca Wallenfelsz
Chapman and Cutler LLP
111 West Monroe
Chicago, IL 60603

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S
USE ONLY

DEED IN TRUST

THE GRANTOR, PHILIP J. STATZ AND BECKY E. STATZ, HUSBAND AND WIFE, of 1020 Cortbridge Road, Inverness, Illinois, 60057, County of Cook, State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, convey and quit claim unto PHILIP J. STATZ, of 1020 Cortbridge Road, Inverness, Illinois 60067, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS THE PHILIP J. STATZ LIVING TRUST DATED MARCH 11, 2002 of which PHILIP J. STATZ and BECKY STATZ are primary beneficiaries, and BECKY STATZ, of 1020 Cortbridge Road, Inverness, Illinois, 60067, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT KNOWN AS THE BECKY STATZ LIVING TRUST DATED MARCH 11, 2002 of which BECKY STATZ and PHILIP J. STATZ are primary beneficiaries, not as Joint Tenants or Tenants in Common, but as Tenants by the Entirety (hereinafter referred to as "said trustee", regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreements, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 6 IN ARTHUR T. MCINTOSH AND COMPANY'S MUIRFIELD OF INVERNESS, UNIT NO. TWO, BEING A SUBDIVISION IN SECTIONS 7 AND 8, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 4, 1983 AS DOCUMENT 266525380, IN COOK COUNTY, ILLINOIS.

P.I. Nos. 02-07-402-008-0000

Address of Property: 1020 Cortbridge Road, Inverness, IL 60067

TO HAVE AND TO HOLD the said premises together with all appurtenances upon the trusts and for the uses and purposes herein and in said trust agreements set forth.

S Y
P 4/66
S ---
M ---
SC Y
E ---
INT ##

20 01 Deed in Trust - Inverness 4831-3932-0232 v1 (002)
1221324

REAL ESTATE TRANSFER TAX

27-Jan-2020



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

02-07-402-008-0000 | 20200101601480 | 1-758-882-656

UNOFFICIAL COPY

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, 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 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 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 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 said trusts 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 agreements; 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 trusts created by this indenture and by said trust agreements were 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 agreements 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 grantors hereby expressly waive and release any and all rights or benefits 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.

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantors aforesaid has hereunto set their hand and seals this 14th day of January, 2020.

[Signature] (SEAL)
Philip J. Statz

Becky E. Statz (SEAL)
Becky E. Statz

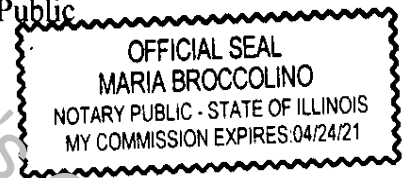
STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Philip J. Statz and Becky E. Statz, husband and wife, 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 official seal, this 14th day of January, 2020.

[Signature] (SEAL)
Notary Public

My commission expires 04/24/21



Exempt under Real Estate Transfer Tax Law
Sec. 200/31-45 Para. e & Cook County
Ordinance Section 74-106 Para. 5

Mail subsequent tax bills to:
Philip J. Statz, Trustee
Becky Statz, Trustee
1020 Cortbridge Road
Inverness, Illinois, 60067

Date: 1/22/20 Sign: [Signature]

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

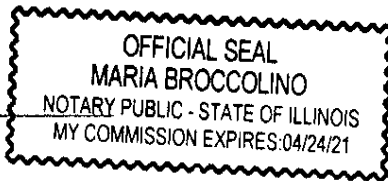
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 1/14, 2020

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me this 14 day of January, 2020.

[Handwritten Signature]
Notary Public



The grantee or his 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, 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: 1/14, 2020

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me this 14th day of January, 2020.

[Handwritten Signature]
Notary Public



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 offense and of a Class A misdemeanor for subsequent offenses.