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Doc# 2004915250 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/18/2020 12:12 PM PG: 1 OF 4

REAL ESTATE TRANSFER TAX

18-Feb-2020



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-20-400-008-0000

| 20200201617088 | 0-320-255-840

QUITCLAIM DEED IN TRUST

This indenture witnesseth, that the Grantor(s), Casey Justice and Roberta Ann Justice, husband and wife, of 1415 N. Douglas, in the Village of Arlington Heights, County of Cook, State of Illinois, for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, Convey and Quitclaim unto Roberta Ann Justice as Trustee under a trust agreement dated the 1th day of February, 2020, known as the Casey and Roberta Ann Justice Trust Revocable Trust the following described real estate in the County of Cook and the State of Illinois to wit:

LOT 3 IN BLOCK 1 IN MINNECI HICKORY MEADOWS, BEING A SUBDIVISION OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 6, 1956 AS DOCUMENT NUMBER 1654817.

Permanent Tax Number: 03-20-400-008-0000

Commonly Known as: 1415 N. Douglas, Arlington Heights, IL 60004

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part hereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or future, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of times and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or

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easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see the application of any purchase money, rent or money borrowed or advanced on the real estate, or be obliged to see that the terms of the Trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust agreement; and every deed, trust deed, mortgage, lease, or any other instrument executed by the Trustee in relation to the 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 herein and by the 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 herein and in the Trust Agreement or in any amendments thereof and binding upon all beneficiaries; (c) that the 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, and authorities, duties and obligations of its, his, her or their predecessor in trust.

The interest of each beneficiary under the Trust Agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

In Witness Whereof the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this

February 11, 2020.

Corey Justice by Roberta Ann Justice POA (seal)
Corey Justice by Roberta Ann Justice, POA

Roberta Ann Justice (seal)
Roberta Ann Justice

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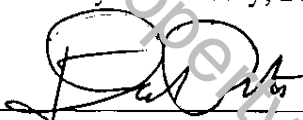
State of Illinois)

County of Cook)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Roberta Ann Justice, individually and as Attorney in Fact for Casey Justice, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/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 11th day of February, 2020



Notary Public



Mail this recorded instrument to:
Roberta Ann Justice
1415 N. Douglas Avenue
Arlington Heights, Illinois 60004

Mail future tax bills to:
Roberta Ann Justice
1415 N. Douglas Avenue
Arlington Heights, Illinois 60004

This instrument prepared by:
F. Daniel Petro
Petro law Firm
3400 W. Stonegate Blvd
Suite 2360
Arlington Heights, IL 60005

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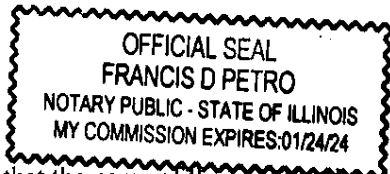
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed 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 2/11, 2020

Signature: *Roberta Ann Justice*
Grantor or Agent

Subscribed and sworn to before me
by the said GRANTOR
this 11th day of FEBRUARY, 2020
Notary Public *[Signature]*

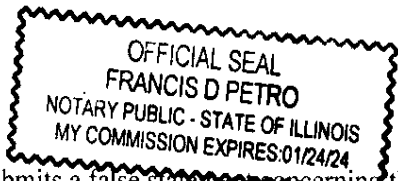


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2/11, 2020

Signature: *Roberta Ann Justice Trustee*
Grantee or Agent

Subscribed and sworn to before me
By the said GRANTEE
This 11th day of FEBRUARY, 2020
Notary Public *[Signature]*



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.

(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.)