

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

Doc#: 2018840026 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 07/06/2020 11:49 AM Pg: 1 of 4  
  
Dec ID 20200601692660

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**THE GRANTORS, D. Scott Hargadon and Selima A. Hargadon**, husband and wife, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant **an undivided one-half (1/2) interest unto Donald Scott Hargadon as Trustee under the provisions of a trust agreement dated the 12th day of May, 2020 known as the Donald Scott Hargadon Revocable Trust and an undivided one-half (1/2) interest unto Selima A. Hargadon as Trustee under the provisions of a trust agreement dated the 12th day of May, 2020 known as the Selima A. Hargadon Revocable Trust, of which Donald Scott Hargadon and Selima A. Hargadon are husband and wife, that they are the primary beneficiaries of their respective trusts and that said beneficial interests are to be held as tenancy by the entirety**, (hereinafter referred to as "said trustee", regardless of the number of trustees) 1300 Larrabee Lane, Northbrook, Illinois 60062 and unto 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:

PARCEL 1: Lot 1 in Wertheimer's subdivision, being a subdivision of part of the Northeast 1/4 of Section 10, Township 42 North, Range 12, 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 May 17, 1981 as Document Number 1978268 in Cook County, Illinois

PARCEL 2: Easement for ingress, egress and utilities for the benefit of Parcel 1 over the South 25 feet of Lot 2 in Wertheimer's Subdivision aforesaid, said easement being a private right of way known as Larrabee Lane, in Cook County, Illinois.

PARCEL 3: Easement for ingress, egress and utilities for the benefit of Parcel 1 over the South 20 feet of aforesaid Larrabee Lane and granted by instruments recorded as Documents 813786 and 818977, together with the right to the likewise use of that part of said Larrabee Lane falling in the North 5 feet of the South 25 feet thereof covered by the existing improved portions thereof (excepting that part thereof falling in Parcel 1 aforesaid); in Cook County, Illinois.

Permanent Real Estate Index Number(s): 04-10-205-053-0000  
Address of Real Estate: 1300 Larrabee Lane, Northbrook, Illinois 60062

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts 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 resubdivide 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

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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 to exchange said property, or any part thereof, for other real or personal property; to grant easements to 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 or 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 such 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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.

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

And the said grantors hereby expressly waive and 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 on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 12th day of May, 2020.

  
 \_\_\_\_\_  
 D. Scott Hargadon

  
 \_\_\_\_\_  
 Selima A. Hargadon

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 subparagraph (e) and Cook County Ord. 74-106 paragraph 5.

  
 \_\_\_\_\_ Agent

Dated: May 12, 2020

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State of Illinois  
County of DuPage

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)  
SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **D. Scott Hargadon** and **Selima A. Hargadon**, 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 12th day of May, 2020.

  
\_\_\_\_\_  
Notary Public



Notary is an employee of the law firm of Letizia & Letizia, Ltd.

**This instrument was prepared by  
and should be returned to:**

Timothy J. Letizia  
Letizia & Letizia, Ltd.  
Two TransAm Plaza Drive, Suite 250  
Oakbrook Terrace, Illinois 60181

**Send Subsequent Tax Bills to Grantee:**

Donald Scott Hargadon  
1300 Larrabee Lane  
Northbrook, IL60062

Property of Cook County Clerk's Office

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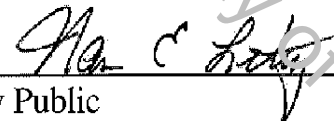
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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: May 12, 2020

Signature:   
Grantor

Subscribed and sworn to before me by the said Grantor this 12th day of May, 2020.

  
Notary Public

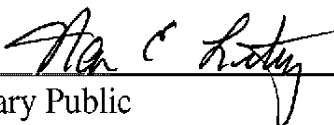


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: May 12, 2020

Signature:   
Grantee

Subscribed and sworn to before me by the said Grantee this 12th day of May, 2020.

  
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.

(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.)