

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

Doc#: 2031720351 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/12/2020 01:23 PM Pg: 1 of 4

Dec ID 20200801681090

THE GRANTORS, CHARLES E. KLAUS and PATRICIA A. KLAUS, husband and wife, of Cook County, Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT an undivided one-half (1/2) interest unto CHARLES E. KLAUS and PATRICIA A. KLAUS, of 6124 Princeton Ln, Palos Heights, IL 60463, as Co-Trustees under the provisions of a trust agreement dated August 31, 2020, and known as the CHARLES E. KLAUS DECLARATION OF TRUST, and an undivided one-half (1/2) interest unto PATRICIA A. KLAUS and CHARLES E. KLAUS, of 6124 Princeton Ln, Palos Heights, IL 60463, as Co-Trustees under the provisions of a trust agreement dated August 31, 2020, and known as the PATRICIA A. KLAUS DECLARATION OF TRUST (hereinafter referred to as "said trustee," regardless of the number of trustees,) and to every successor in trust under said trust agreement, the following described real estate in Cook County, Illinois, to wit, the beneficial interest being held by CHARLES E. KLAUS AND PATRICIA A. KLAUS, husband and wife, as tenants by the entirety and not as joint tenants or tenants in common:

### PARCEL 1:

THE EASTERLY 43.00 FEET (AS MEASURED ALONG THE NORTHERLY LINE THEREOF) OF THE FOLLOWING DESCRIBED PORTION OF LOT 18, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 18; THENCE SOUTH 14 DEGREES 25 MINUTES 29 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 18 A DISTANCE OF 66.78 FEET; THENCE NORTH 75 DEGREES 34 MINUTES 31 SECONDS WEST 18.51 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 05 MINUTES 58 SECONDS EAST 69.81 FEET; THENCE SOUTH 14 DEGREES 25 MINUTES 29 SECONDS WEST 9.50 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 02 SECONDS WEST 80.22 FEET; THENCE NORTH 14 DEGREES 44 MINUTES 19 SECONDS WEST 13.46 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 58 SECONDS WEST 65.98 FEET THENCE NORTH 89 DEGREES 54 MINUTES 02 SECONDS EAST 86.00 FEET TO THE HEREIN DESIGNATED POINT OF BEGINNING IN THE HAMPTONS OF PALOS A SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PART WALL RIGHTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE HAMPTONS OF PALOS TOWNHOUSE ASSOCIATION RECORDED JANUARY 22, 2002 AS DOCUMENT NUMBER 0020084972.

Permanent Index No.: 24-29-103-098-0000  
Address of real estate: 6124 Princeton Lane, Palos Heights, IL 60463

Exempt under provisions of Paragraph e, Section 31-45, Real Estate Transfer Tax Act.

8-31-2020  
Date

Edward M. Moody  
Buyer, Seller or Representative

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

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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 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 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 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.

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 said 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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 31<sup>st</sup> day of August, 2020.

Charles E. Klaus  
CHARLES E. KLAUS

Patricia A. Klaus  
PATRICIA A. KLAUS

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State of Illinois, County of DuPage SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHARLES E. KLAUS and PATRICIA A. KLAUS, 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 31 day of August, 2020.



*Eileen R. Fitzgerald*  
\_\_\_\_\_  
Notary Public

This instrument was prepared by: Eileen R. Fitzgerald, Attorney at Law, 1561 Warren Avenue, Downers Grove, IL 60515.

**Mail to:**  
Eileen R. Fitzgerald  
Attorney at Law  
1561 Warren Avenue  
Downers Grove, IL 60515

**Send subsequent tax bills to:**  
Mr. and Mrs. Charles E. Klaus  
6124 Princeton Lane  
Palos Heights, IL 60463

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor of 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: 10-20-2020

Signature: Eileen R Fitzgerald  
Agent

SUBSCRIBED AND SWORN TO before me by the said EILEEN R. FITZGERALD this 20<sup>th</sup> day of October, 2020.



Notary Public Ellen M Heflin

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: 10-20-2020

Signature: Eileen R Fitzgerald  
Agent

SUBSCRIBED AND SWORN TO before me by the said EILEEN R. FITZGERALD this 20<sup>th</sup> day of October, 2020.



Notary Public Ellen M Heflin

**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)