

# UNOFFICIAL COPY

## DEED IN TRUST

Doc#. 2033401176 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds

Date: 12/01/2020 03:04 PM Pg: 1 of 5

Dec ID 20201101648488

ST/CO Stamp 1-752-386-528

202002200499  
The GRANTORS, Jeffrey G. Preussner and Kelly K. Preussner, husband & wife, of the Village of Western Springs, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS an undivided one-half interest to each of the following GRANTEES: Jeffrey G. Preussner, as Trustee of the Jeffrey G. Preussner Trust Number 101 dated October 30, 2012, an undivided one-half interest, and Kelly K. Preussner, as Trustee of the Kelly K. Preussner Trust Number 101 dated October 30, 2012, an undivided one-half interest, of the following described real estate, situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION: LOT 48, IN TIMBER TRAILS SUBDIVISION UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALONG WITH PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 2005 AS DOCUMENT NO. 0530003135 AND CERTIFICATES OF CORRECTION RECORDED FEBRUARY 15, 2006 AS DOCUMENT NO. 0604634053 APRIL 20, 2006 AS DOCUMENT NO. 0611039001 AND AUGUST 28, 2006 AS DOCUMENT NO. 0624031066, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 1010 Pin Oak Drive, Western Springs, Illinois 60558

PERMANENT INDEX NUMBER: 18-18-220-053-0000

Subject to general real estate taxes not due and payable at the time of transfer; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

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, street, 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 praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the

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**OCTOBER 2020**

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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 earning 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 earning, avails and proceeds thereof as aforesaid.

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

**NOTE: THIS IS AN EXEMPT TRANSFER UNDER 35 ILCS 200/31-45 (e).**

**IN WITNESS WHEREOF, GRANTORS** aforesaid have hereunto set their hands and seals on the date hereinbelow stated.



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## STATEMENT BY GRANTOR AND GRANTEE

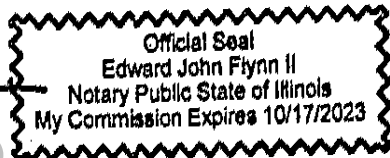
KELLY K. PREUSSNER

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 Oct. 12, 2020

Signature: Kelly K. Preussner  
Grantor or Agent

Subscribed and sworn to before me  
By the said KELLY K. PREUSSNER  
This 12 day of OCTOBER, 2020  
Notary Public [Signature]

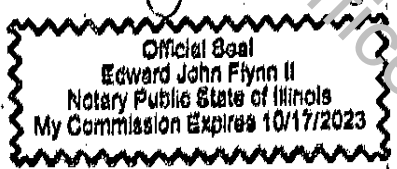


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date Oct. 12, 2020

Signature: Kelly K. Preussner  
Grantee or Agent

Subscribed and sworn to before me  
By the said KELLY K. PREUSSNER  
This 12 day of OCTOBER, 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## STATEMENT BY GRANTOR AND GRANTEE

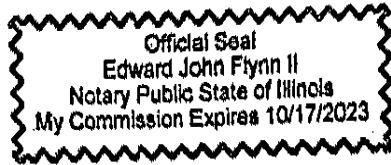
JEFFREY G. PREUSSNER

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 October 12, 2020

Signature: Jeffrey G. Preussner  
Grantor or Agent

Subscribed and sworn to before me  
By the said JEFFREY G. PREUSSNER  
This 12<sup>th</sup> day of OCTOBER, 2020  
Notary Public [Signature]

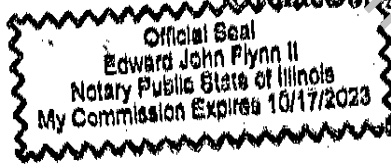


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date October 12, 2020

Signature: Jeffrey G. Preussner  
Grantee or Agent

Subscribed and sworn to before me  
By the said JEFFREY G. PREUSSNER  
This 12 day of OCTOBER, 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.

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