

UNOFFICIAL COPY



**WARRANTY DEED
INTO TRUST-**

Doc# 2100728000 Fee \$93.00

MAIL TO:

James C. Siebert, Esq.
3325 N. Arlington Heights Rd.
Suite 500
Arlington Heights, IL 60004

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/07/2021 10:16 AM PG: 1 OF 4

NAME & ADDRESS OF TAXPAYER:

EVERETT H. LILJA Co-Trustee
Everett H. Lilja Revocable Living
Trust Dated April 14, 2010
628 N. Hidden Prairie Court
Palatine, Illinois 60067

THE GRANTOR(S), **EVERETT H. LILJA**, as Trustee of **THE EVERETT H. LILJA REVOCABLE LIVING TRUST DATED APRIL 14, 2010** and **EVERETT H. LILJA**, as Successor Trustee of **THE MARIE F. LILJA REVOCABLE LIVING TRUST DATED APRIL 14, 2010**, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S) **EVERETT H. LILJA** and **GAIL L. LILJA** also known as **GAIL L. KIRKEENG**, as Co-Trustees of **THE FIRST AMENDMENT AND RESTATEMENT OF THE EVERETT H. LILJA REVOCABLE LIVING TRUST DATED APRIL 14, 2010** (hereinafter referred to as "trustee," regardless of the number of trustees), and unto each and every successor trustee, successor co-trustee, or trustees under said trust agreement, the following described real estate:

PARCEL 1: UNIT 1 OF LOT 5 IN HIDDEN PRAIRIE, BEING A SUBDIVISION OF PART OF LOT 1 IN KUNTZE'S FIRST INDUSTRIAL ADDITION TO PALATINE BEING A SUBDIVISION OF PART OF THE EAST ONE-HALF (1/2) OF THE NORTHWEST ONE-QUARTER (1/4) AND PART OF THE WEST ONE-HALF (1/2) OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2001 AS DOCUMENT NUMBER 0010625389, IN COOK COUNTY, ILLINOIS

PARCEL 2: AN EASEMENT FOR INGRESS, EGRESS AND ACCESS FROM ALL PORTIONS OF THE PROPERTY TO A PUBLIC RIGHT OF WAY OR OTHER PORTIONS OF THE PROPERTY AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HIDDEN PRAIRIE RECORDED JULY 16, 2001 AS DOCUMENT NUMBER 0010625390, IN COOK COUNTY, ILLINOIS

Permanent Index No: 02-15-102-161-0000
Property Address: 628 N. Hidden Prairie Court Palatine, Illinois 60067

REAL ESTATE TRANSFER TAX		16-Oct-2020
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
02-15-102-161-0000 20200901612553 1-189-297-632		

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State; to have and to hold said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.

This deed is made to said Trustee, who shall have authority to make deeds; leases, of coal, oil, gas and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustees unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee, Co-Trustees, or Successor Trustee or Trustees in relation to these premises 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 said Trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by said Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the trust agreement was in full force and effect; (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in the trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that the Trustee was duly authorized and empowered to execute and deliver every such 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.

DATED this 29TH Day of September 2020.

Everett H. Lilja

EVERETT H. LILJA, as Trustee of THE
EVERETT H. LILJA REVOCABLE LIVING TRUST
DATED APRIL 14, 2010

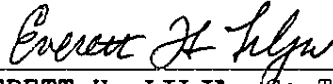
Everett H. Lilja

EVERETT H. LILJA, as Successor Trustee
of THE MARIE F. LILJA REVOCABLE LIVING
TRUST DATED APRIL 14, 2010

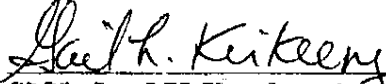
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TRUSTEE(S) ACCEPTANCE

EVERETT H. LILJA and GAIL L. LILJA also known as GAIL L. KIRKEENG, as CO-TRUSTEES of THE FIRST AMENDMENT AND RESTATEMENT OF THE EVERETT H. LILJA REVOCABLE LIVING TRUST DATED APRIL 14, 2010, executed on September 29, 2020, pursuant to the provisions of Section 6.5(a) of the Illinois Trusts and Trustees Act, 760 ILCS 5/6.5(a), hereby accepts the transfer of the real property on behalf of said Trust as set forth above on this 29th Day of September, 2020.



EVERETT H. LILJA, Co-Trustee

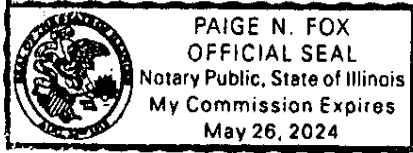


GAIL L. LILJA also known as GAIL L. KIRKEENG, Co-Trustee.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, PAIGE N. FOX, a Notary Public, in and for the State aforesaid do hereby certify that EVERETT H. LILJA, as Trustee of THE EVERETT H. LILJA REVOCABLE LIVING TRUST DATED APRIL 14, 2010 and EVERETT H. LILJA, as Successor Trustee of THE MARIE F. LILJA REVOCABLE LIVING TRUST DATED APRIL 14, 2010, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered 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 29th Day of September 2020.

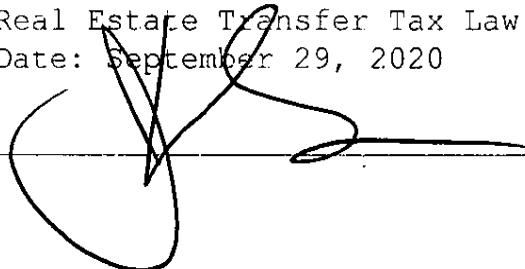


Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under 35 ILCS 200/31-45
Paragraph E of the Illinois
Real Estate Transfer Tax Law
Date: September 29, 2020

Prepared by:

JAMES C. SIEBERT, ESQ.
3325 N. Arlington Heights Rd.
Arlington Heights, IL 60004

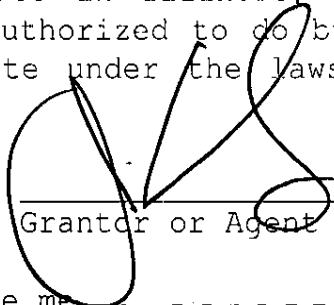


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STATEMENT BY GRANTOR AND GRANTEE

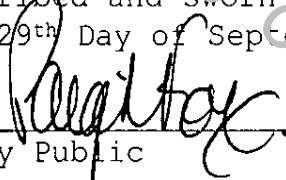
The Grantor or the Grantor's agent affirms that, to the best of his or her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another 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: September 29, 2020

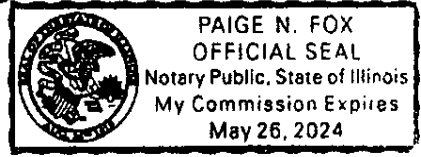


Grantor or Agent

Subscribed and sworn to before me,
This 29th Day of September 2020.

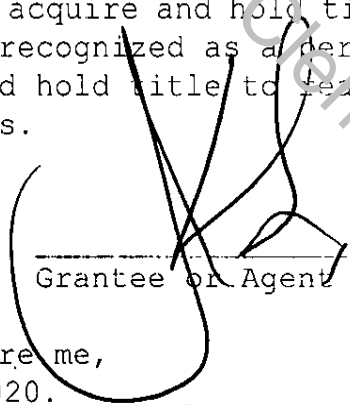


Notary Public



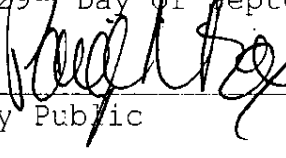
The Grantee or the Grantee's agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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: September 29, 2020

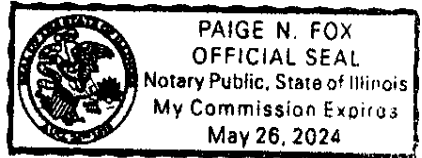


Grantee or Agent

Subscribed and sworn to before me,
This 29th Day of September 2020.



Notary Public



NOTE: Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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.