## DEED IN TRUST UNOFFICIAL COPY

MAIL TO:

Ross Law Firm Ltd. 1622 W. Colonial Parkway, Suite 201 Inverness, Illinois 60067

NAME AND ADDRESS OF TAXPAYER: Nancy A Tostlebe 1528 Shire Circle 1D Inverness IL 60067

THE GRANTOR, Nancy A. Tostlebe, a single person, of 1528 Shire Circle, Unit 1D, Village of Inverness, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARPANTS unto Nancy A. Tostlebe of 1528 Shire Circle, Unit 1D, Inverness, IL, or her successor in trust, as trustee of the Nancy A. Tostlebe



Doc# 2102612016 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/26/2021 10:11 AM PG: 1 OF 3

RECORDER'S STAMP

Trust dated February 13, 1996, and any amendments thereto, all right, title, and interest in and to the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

## PARCEL 1:

UNIT NUMBER 1-2-4 IN THE SHIRES OF INVERNESS COUNTRY ESTATES HOMES CONDOMINIUM I, AS DELINEATED ON A SURVEY OF THE FOLLOV ING DESCRIBED REAL ESTATE: CERTAIN LOTS IN THE SHIRES OF INVERNESS UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, LANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25240295 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL I AS 3ET FORTH IN THE DECLARATION OF EASEMENTS DATED JULY 11, 1978 AND RECORDED JULY 17, 1978 AS DCCUMENT 24537555 AND AS CREATED BY DEED RECORDED AS DOCUMENT 26773350 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 02-28-300-034-1004

Property Address: 1528 Shire Circle, Unit 1D, Inverness, 1L 60067

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said declaration of trust set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivid (sa.d premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivice add property as offer, 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 the present or in the future, 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 of expediency of any act of said fruster, or brothliged or privileged to inquire into any of the terms of said declaration of trust; 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 declaration of trust was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions and limitations contained in this Indenture and in said declaration of trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee is 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.

And the said grantor hereby expressly waives and releases 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.

Accepted by:

DATED: November 16, 2020

Nancy A. Tostlebe, Grantor

Nancy A. Mostlebe, as Trustee of the Nancy A. Tostlebe Trust

dated February 13, 1996, Grantee

STATE OF ILLINOIS

) SS

**COUNTY OF COOK** 

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Nancy A. Tostlebe, 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 she signed, sealed and delivered the said instrument as her 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 on November 16, 2020.

OFFICIAL SEAL JAMIE L GRIFFIN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:11/16/23

アル) (SEAL)

Impress Seal Here

Suite 201

COUNTY-ILLINOIS TRANSFER STAMPS: EXEMPT UNDER PROVISIONS

Notary Public

PARAGRAPH E. SECTION 31-45, REAL

OF

ESTATE TRANSFER TAY LAW

DATE: November 16, 2026

Inverness, Illinois 60067 Telephone Number (847) 358-5757

1622 W. Colonial Parkway

NAME AND ADDRESS OF PREPARER: Ross Law Firm Ltd. (Patrick F. Ross)

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Nancy A. Tostlebe

2102612016 Page: 3 of 3

## UNICHTE CALALACIONE Y

The grantor or her agent affirms that, to the best of 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 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: November 16, 2020

Signature:

Nancy A. Tøstlebe, Grantor

SUBSCRIBED and sworn to before me by the said Grantor on November 16, 2020

Notary Public

OFFICIAL SEAL
JAMIE L GRIFFIN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/16/23

The grantee or her 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: November 16, 2020

Signature:

Newcy A. Tostlebe, as Trustee of the Nancy A. Tostlebe, Trust dated February 13, 1996,

Grantce

SUBSCRIBED and sworn to before me by the said Grantee on November 16, 2020.

Notary Public

OFFICIAL SEAL
JAMIE L GRIFFIN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:11/16/23

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.