

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

THE GRANTORS,

KATHLEEN M. JOHNSON and
BRANDON JOHNSON, joint
tenants



Doc# 2103355030 Fee \$93.00

IRHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/02/2021 02:42 PM PG: 1 OF 4

Above space for Recorder's Office Only

of the County of Cook, and the State of IL for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM 50% of undivided interest to **Brandon Johnson and Kathleen M. Johnson, Co-trustees of The Johnson Living Trust dated September 11, 2020**, of 1185 Hassell Road, Hoffman Estates, IL 60109 and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

PARCEL 1: UNIT E OF 139 NORTH PARK BOULEVARD IN VICTORIAN PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: VARIOUS LOTS IN ESTATE PARK UNITS ONE, TWO AND THREE, SUBDIVISIONS OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 2005 AS DOCUMENT NUMBER 0516003074; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE E OF 139 NORTH PARK BOULEVARD, A LIMITED COMMON ELEMENT, AS SET FORTH IN DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

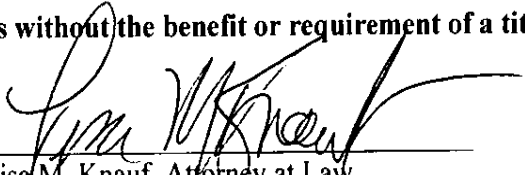
PARCEL 3: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE E OF 139 NORTH PARK BOULEVARD, A LIMITED COMMON ELEMENT, AS SET FORTH IN DECLARATION OF CONDOMINIUMS, AND SURVEY ATTACHED THERETO.

Permanent Real Estate Index Number: 06-14-428-015-1020

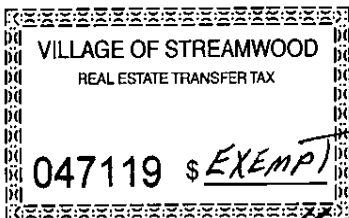
Address of real estate: 139 N. Park Blvd., Unit E, Streamwood, IL 60107

This Quit Claim Deed was prepared for the Grantors without the benefit or requirement of a title search.

This deed is exempt pursuant to 35 ILCS 200/31-45(e)


Lisa M. Knauf, Attorney at Law

Date 09-11-2020



S 4
P 4
S _____
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TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County Per the Trust Agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

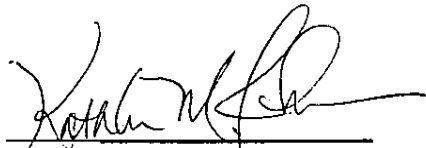
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

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DATED: September 11, 2020


BRANDON JOHNSON

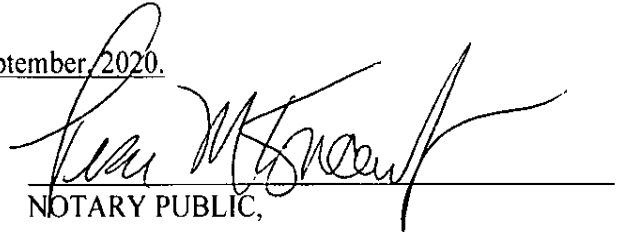

KATHLEEN M. JOHNSON

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT BRANDON JOHNSON and KATHLEEN M. JOHNSON 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 11th day of September, 2020.

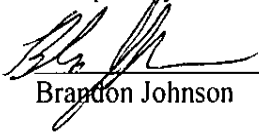
Commission expires: 10/31/2021

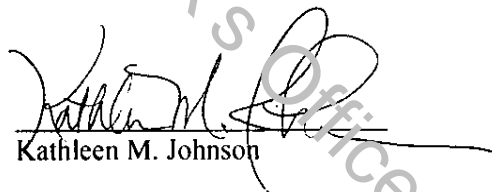

NOTARY PUBLIC,



We, Brandon Johnson and Kathleen Johnson, as co-trustees of The Johnson Living Trust, dated September 11, 2020, accept this deed in trust.

Accepted by:


Brandon Johnson


Kathleen M. Johnson

This instrument was prepared by:
Lisa M. Knauf, Attorney at Law, 221 E. Lake Street, Ste 101, Addison IL 60101



MAIL TO:

Knauf Law Office, PC
221 E. Lake Street, #101
Addison IL 60101

SUBSEQUENT TAX BILLS TO:

Brandon Johnson and Kathleen Johnson
1185 Hassell Road
Hoffman Estates, IL 60169

Or Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		14-DEC-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

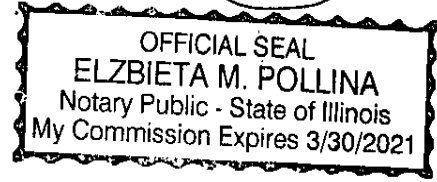
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 September 11, 2020 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Lise M. Knouf
this 11th day of September,
2020.

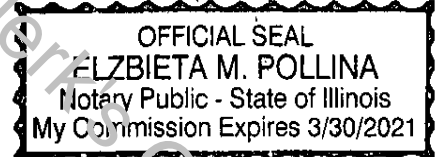


NOTARY PUBLIC Elzbieta M. Pollina

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 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.

Date September 11, 2020 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said Lise M. Knouf
This 11th day of September,
2020.



NOTARY PUBLIC Elzbieta M. Pollina

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)