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Doc# 2110908062 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/19/2021 03:44 PM PG: 1 OF 3

DEED IN TRUST (Individual to Individual)

THE GRANTORS, Maureen A. Gries
and Charles J. Gries, husband and wife
of 22 Willow Bay Drive
in the Town of South Barrington,
County of Cook,
and State of Illinois, for and in
consideration of One Dollar, in hand paid,
Convey and Quitclaim to

Maureen A. Gries, not individually, but as Trustee of the Maureen A. Gries Trust dated August 30, 1999
of 22 Willow Bay Drive, South Barrington, Illinois 60010, the following described Real Estate,
commonly known as "22 Willow Bay Drive", located in the Town of South Barrington, County of Cook,
State of Illinois, to wit:

Lot 11 in Willow Bay Subdivision of the East 1/2 of the Northeast 1/4 of Section 34, in
Township 42 North, Range 9, East of the Third Principal Meridian, in Cook County,
Illinois.
PIN: 01-34-202-011-0000

Subject to: Covenants, conditions and restrictions of record; public and utility easements and roads and
highways, if any; and real estate taxes for the years 2020 and subsequent years.

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

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide
said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part
thereof, and 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 said premises or any part thereof to a successor or
successors in trust and 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 *futuro*, and upon any terms or for any period or periods of time, not exceeding in the case
of any single demise the term of 99 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
thereafter, to contract to make leases and to grant options to lease and options to extend 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 an
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

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Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
and Cook County Ord. 93-0-27 par. E
31-45 (e)
11-14-2020
Sign. [Signature]

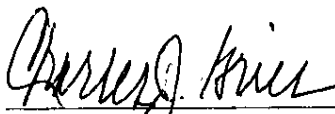
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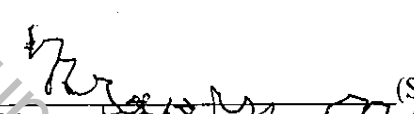
thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire 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 trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) that conveyance is made to a successor or successors in trust, that such successor or successors in trust have been appointed and are fully vested with all the title, rights, powers, authorities, duties and obligations of its, his or her 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 deemed 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.

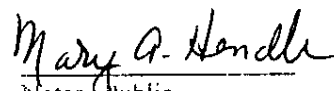
And the said grantor(s) aforesaid hereby expressly waive(s) and release(s) any and all right or benefit under and by virtues of any and all statutes of the State of Wisconsin, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors have set their hands and seals this the 4 day of NOVEMBER, 2020.

 (Seal)
Charles J. Gries

 (Seal) *AG*
Maureen A. Gries

I, the undersigned, a Notary Public, in and for the County of Cook, and State of Illinois, do hereby certify that Charles J. Gries and Maureen A. Gries 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.


Notary Public

Given under my hand and official seal, this 4 day of November, 2020
My Commission Expires 5/10/2022



This instrument was prepared by and upon recording Mail To:
Barry C. Kessler, Barry C Kessler & Associates, 1275 Milwaukee Avenue, Suite 300
Glenview, Illinois 60025; (847) 803.3400.

SEND THE BILLS TO: MAUREEN A. GRIES TRUST
22 WILLOW BAY DRIVE
SOUTH BROMINGTON, IL 60080

REAL ESTATE TRANSFER TAX		19-Apr-2021
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

01-34-202-011-0000 | 20201101658631 | 1-758-640-656

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 2 | 4 | 2021

SIGNATURE: *[Signature]*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

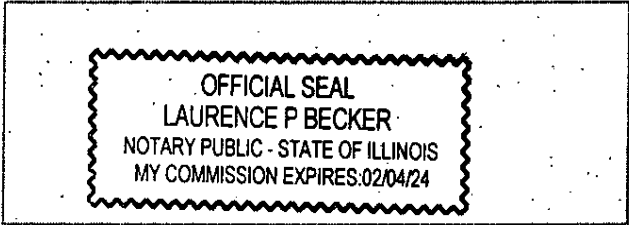
Subscribed and sworn to before me, Name of Notary Public: Laurence P. Becker

By the said (Name of Grantor): *[Signature]*

On this date of: 2 | 4 | 2021

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 2 | 4 | 2021

SIGNATURE: *[Signature]*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

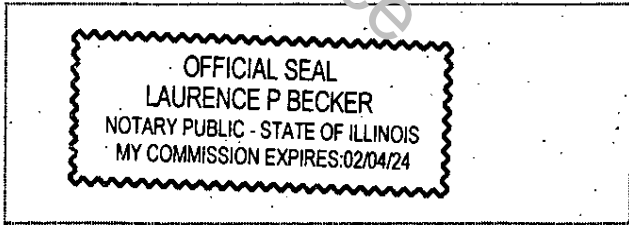
Subscribed and sworn to before me, Name of Notary Public: Laurence P. Becker

By the said (Name of Grantee): *[Signature]*

On this date of: | | 20

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

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.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)