

Deed In Trust



Doc# 2112722054 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/07/2021 04:05 PM PG: 1 OF 4

THIS INDENTURE WITNESSETH:

That the Grantors,

GEORGE BRADFORD GESBOCKER and SHESTINE RAE GESBOCKER, husband and wife, tenants by the entirety, of 11751 Woodside Court, Willowbrook, in County of Cook and State of Illinois for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and QUIT CLAIM to:

GEORGE BRADFORD GESBOCKER as Trustee under the provisions of a trust agreement dated the 8th day of March, 2021, and known as the GEORGE BRADFORD GESBOCKER Trust, and SHESTINE R. GESBOCKER as Trustee under the provisions of a trust agreement dated the 8th day of March, 2021, and known as the SHESTINE R. GESBOCKER Trust, whose address is 11751 Woodside Court, Willowbrook, Illinois (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreements, with the interests of GEORGE BRADFORD GESBOCKER and SHESTINE R. GESBOCKER, husband and wife, to be held as tenants by the entirety, the following described real estate, to-wit:

LOT 15 IN BURR OAKS GLEN UNIT #3, BEING A SUBDIVISION OF PART THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BURR RIDGE IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 18-31-105-015-0000
COMMONLY KNOWN AS: 11751 Woodside Court, Willowbrook, IL 60527

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, streets, 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 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

Vertical stamp with fields: S, P 4, S, M, SC, E, INT. Includes handwritten marks and a signature.

UNOFFICIAL COPY

other real or personal property; to grant easements or changes 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, (A) that 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 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.



If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof or memorial, the words, "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, provided for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this **8th day of March, 2021.**


GEORGE BRADFORD GESBOCKER


SHESTINE RAE GESBOCKER

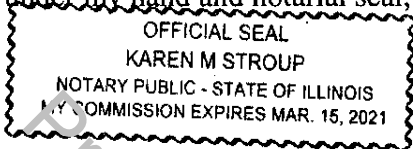
REAL ESTATE TRANSFER TAX		07-May-2021
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
18-31-105-015-0000		20210301672481 1-724-695-504

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STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT GEORGE BRADFORD GESBOCKER and SHESTINE RAE GESBOCKER, 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 notarial seal, this 3th day of March, 2021.



Karen M. Stroup
NOTARY PUBLIC

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP

EXEMPT under provisions of Paragraph E
Section 31-45, Property Tax Code.

Date: 3/8/2021

[Signature]
Buyer, Seller or Representative

RETURN THIS DOCUMENT TO:
KATHLEEN E. ROCK
RATHBUN, CSERVENYAK & KOZOL, LLC
15409 SOUTH ROUTE 59
PLAINFIELD, ILLINOIS 60544
PHONE: (815) 577-9763

MAIL TAX BILL TO:
George & Shestine Gesbocker
11751 Woodside Court
Burr Ridge, IL 60527

THIS INSTRUMENT WAS PREPARED BY:
KATHLEEN E. ROCK
RATHBUN, CSERVENYAK & KOZOL, LLC
15409 SOUTH ROUTE 59
PLAINFIELD, ILLINOIS 60544
PHONE: (815) 577-9763

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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: 3 | 8 | 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

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

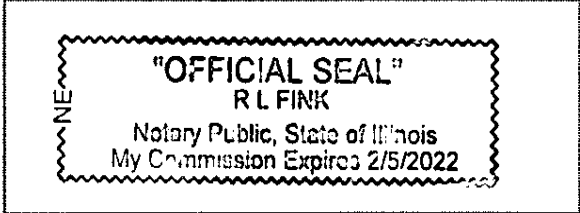
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): George & Shastine
Gesbuckler

On this date of: 3 | 8 | 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: 3 | 8 | 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

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

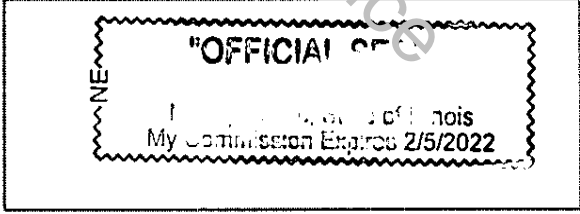
Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): George & Shastine
Gesbuckler

On this date of: 3 | 8 | 2021

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)**)