



\*2120233031\*

DEED IN TRUST  
(ILLINOIS)

Doc# 2120233031 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/21/2021 02:09 PM PG: 1 OF 4

The Grantor:

**James B. Kinderman,**

**A widower**

of the City of

Des Plaines

County of Cook and

the State of Illinois in

consideration of the sum

of Ten Dollars

(\$10.00), and other good

and valuable consideration,

the receipt of which is hereby acknowledged, hereby conveys and quit claims to **James B.**

**Kinderman, as Trustee of the James B. Kinderman Declaration of Trust dated the**

14<sup>th</sup> day of March 2017, the following described real estate situated in the County of Cook and the State of Illinois to wit

LOT SEVENTY-TWO (72) IN ALFINI'S THIRD ADDITION TO DES PLAINES, BEING A SUBDIVISION OF PART OF THE WEST 323 FEET OF THE EAST 506 FEET OF THE WEST HALF (1/2) OF THE NORTH EAST QUARTER (1/4) OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED AS DOCUMENT NO. 1378849

Permanent Index Number (PIN): 09-19- -217-017-0000

Address of Real Estate: 1144 Alfini, Des Plaines, IL 60016

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trust set forth in said Trust Agreement and for 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 to 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, street, 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.

Exempt deed or instrument  
eligible for recordation  
without payment of tax.

REAL ESTATE TRANSFER TAX

20-Jul-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

09-19-217-017-0000

20210701605466 | 1-189-219-088

*K. Campbell* 7/14/21  
City of Des Plaines

# UNOFFICIAL COPY

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 so 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 with 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 persons 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 or refusal of the Trustee herein named, to act, or upon the Trustee's removal the then acting successor trustee of the **James B. Kinderman** Declaration of Trust 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.

The Grantor hereby waives and releases any and all rights 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.

Dated this 8 day of June, 2021

James B. Kinderman  
James B. Kinderman

Exempt under provision of Paragraph e Section 4,  
Real Estate Transfer Act.

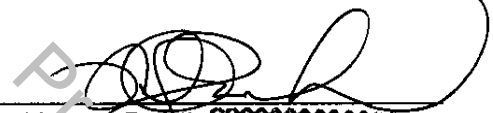
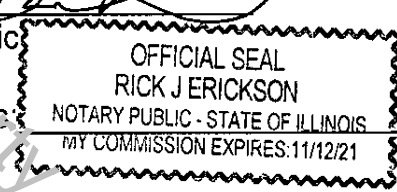
Date: 6/8/2021

Signature: [Signature]

# UNOFFICIAL COPY

State of Illinois, County of Cook: I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **James B. Kinderman, a widower** 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 he signed, sealed and delivered the said instrument as his 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 seal, this 8 day of June, 2021

  
 \_\_\_\_\_  
 Notary Public  
 My Commission expires: \_\_\_\_\_  


This instrument was prepared by: Law Office of Rick J. Erickson, Ltd., 716 Lee Street, Chicago, IL 60016

Send subsequent tax bills to: James B. Kinderman  
1144 Alfini Drive  
Des Plaines, IL 60016

Upon recording mail to: James B. Kinderman  
1144 Alfini Drive  
Des Plaines, IL 60016

### TRUSTEE ACCEPTANCE

The Grantee, **James B. Kinderman**, Trustee, or Successor Trustee(s) of the **James B. Kinderman** Declaration of Trust Dated 14<sup>th</sup>, day of March 2017, hereby acknowledges and accepts this conveyance into the said trust.

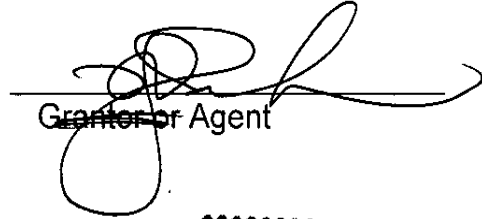
X James B Kinderman  
As Trustee as Aforesaid

# UNOFFICIAL COPY

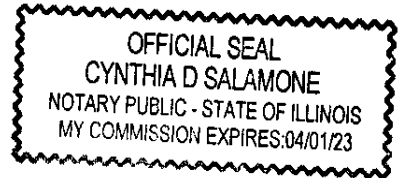
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed 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: 6/8, 2021


Signature:   
Grantor or Agent

Subscribed and sworn to before me  
by the said Kick J. Erickson  
this 8 day of June, 2021  
Notary Public Cynthia D. Salamone



The Grantee or his Agent affirms that, to the best of his 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: 6/8, 2021

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
by the said Kick J. Erickson  
this 8 day of June, 2021  
Notary Public Cynthia D. Salamone

