

UNOFFICIAL COPY



2121608003

Doc# 2121608003 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/04/2021 09:48 AM PG: 1 OF 4

DEED IN TRUST

THE GRANTORS

JAMES BRABEC and TERESA L. BRABEC, husband and wife, of the County of Cook and State of Illinois

for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, convey and warrant unto:

JAMES C. BRABEC or TERESA L. BRABEC, Trustees, of the TRUST NUMBER ONE, dated May 19, 2021, of which JAMES C. BRABEC and TERESA L. BRABEC are the primary beneficiaries, a married couple, GRANTEES, as Tenants by the Entirety pursuant to 735 ILCS 5/12-112 and 765 ILCS 1005/1c, in the following described Real Estate situated in the County of Cook, and the State of Illinois, to wit:

LOT 33 IN ASHBOURNE HILLS SUBDIVISION, AS SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD said premises by the terms of the aforementioned trust agreement.

AND the Grantors hereby covenant that they will warrant specially the property hereby conveyed and that they will execute such further assurances of land as may be requisite or necessary.

P.I.N.: 27-22-212-050-0000

Commonly known as: 8802 Ridge Lane, Orland Hills, IL 60487

Name & Address of Grantee/send tax bills to: JAMES C. BRABEC and TERESA L. BRABEC, 8802 Ridge Lane, Orland Hills, IL 60487

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

SPS
K
H
S
SC
INT JP

REAL ESTATE TRANSFER TAX

23-Jul-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

27-22-212-050-0000

20210701689789 | 0-790-399-760

UNOFFICIAL COPY

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, 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; or future rentals; to partition or to exchange said property, or any part thereof, for 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 party 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 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 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, on 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 Title 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.

UNOFFICIAL COPY

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 on May 19, 2021.

James Brabec
JAMES BRABEC

Teresa L. Brabec
TERESA L. BRABEC

EXEMPTION STATEMENT:

Exempt under the provisions of Paragraph (e), Chapter 35 ILCS, Paragraph 200/Section 31-45, Property Tax Code.

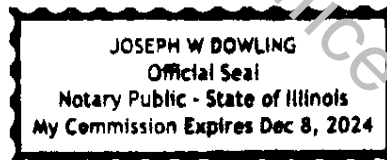
Signed, Heard Jackson, Clerk and dated May 19, 2021.

State of Illinois)
County of Will) ss

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES BRABEC and TERESA L. BRABEC are 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 a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, May 19, 2021

Joseph W Dowling
NOTARY PUBLIC



Prepared by and return to: Courtney Bonstrom, Attorney at Law
1745 S. Naperville Rd., Ste. 200
Wheaton, IL. 60189

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 June 29, 2021, 2021

Signature: *Amie Skelton*, Agent
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 29, day of June, 2021
Notary Public *Deanna C Transon*

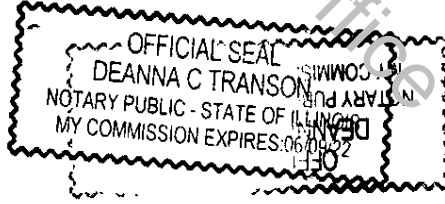


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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.

Date June 29, 2021, 2021

Signature: *Amie Skelton*, Agent
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 29, day of June, 2021
Notary Public *Deanna C Transon*



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.

(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.)