

UNOFFICIAL COPY

Doc#: 2122942157 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/17/2021 11:59 AM Pg: 1 of 5

Dec ID 20210801637206

TRUSTEE'S DEED IN TRUST

MAIL TO:

Russel G. Robinson
Robinson Payne LLC
2800 W. Higgins Road
Suite 160
Hoffman Estates, IL 60169

TAXPAYER NAME & ADDRESS:

Karl H. Scharman, Trustee
Donna L. Scharman, Trustee
4421 Wilmette Avenue
Rolling Meadows, IL 60008

THIS INDENTURE is made this 5th day of August, 2021 between KARL H. SCHARMAN AS TRUSTEE OF THE KARL H. SCHARMAN 2001 TRUST, under Trust Agreement dated March 23, 2001, and DONNA L. SCHARMAN AS Trustee of the DONNA L. SCHARMAN 2001 TRUST, under Trust Agreement dated March 23, 2001, of the City of Rolling Meadows, County of Cook, State of Illinois, Grantors, and DONNA L. SCHARMAN AND KARL H. SCHARMAN, AS TRUSTEES OF THE DONNA L. SCHARMAN 2001 TRUST, under Trust Agreement dated March 23, 2001, of the City of Rolling Meadows, County of Cook, State of Illinois, Grantee.

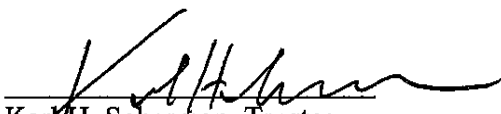
WITNESSETH, that Grantors, in consideration of the sum of Ten and 00/100 Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors as said Trustee, and of every other power and authority the Grantors hereunto enabling, do hereby CONVEY and QUIT-CLAIM, unto the Grantee, the following described real estate, situated in the County of Cook, and State of Illinois, of which DONNA L. SCHARMAN AND KARL H. SCHARMAN are primary beneficiaries, SAID BENEFICIAL INTERESTS TO BE HELD IN TENANCY BY THE ENTIRETY as their primary residence, Homestead property, and tenancy by the entirety qualified real estate, to wit:

LOT 2 IN GORSKI'S RESUBDIVISION OF THE NORTH HALF OF LOT 1 IN BLOCK 15 IN ARTHUR T. MCINTOSH AND COMPANY'S PALATINE ESTATE UNIT NUMBER 2, IN THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 18, 1990 AS DOCUMENT NUMBER 90511659, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of Sec. 31 - 45(e) of the Real Estate Transfer Tax Law.

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Date: August 5, 2021


Karl H. Scharman, Trustee

Permanent Real Estate Index Number: 02-26-106-031-0000

Address of Real Estate: 4421 Wilmette Avenue, Rolling Meadows, IL 60008

Subject to the terms and conditions set forth on the "Rider" attached hereto and by this reference made a part hereof. Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises forever.

DATED the 5th day of August, 2021.

THE KARL H. SCHARMAN 2001 TRUST
DATED MARCH 23, 2001


Karl H. Scharman, Trustee

THE DONNA L. SCHARMAN 2001
TRUST DATED MARCH 23, 2001

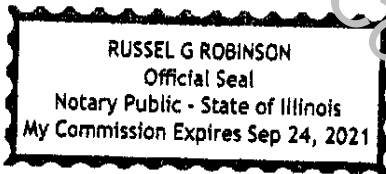

Donna L. Scharman, Trustee

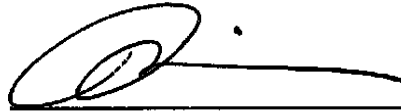
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STATE OF ILLINOIS)
) SS:
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that KARL H. SCHARMAN and DONNA L. SCHARMAN, Trustees who produced _____ as identification or 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 under oath, 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, this 5th day of August, 2021.





 Notary Public

This instrument was prepared by: Russel G. Robinson, Esq., Robinson Payne LLC, 2800 W. Higgins Road Suite 160, Hoffman Estates, Illinois 60169

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RIDER

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 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 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 present or future, and upon any terms and for any period or periods of time, not exceeding in 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 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 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 obligated 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 obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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 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.

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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: 8 15, 2021

SIGNATURE: [Signature]
GRANTOR or AGENT

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

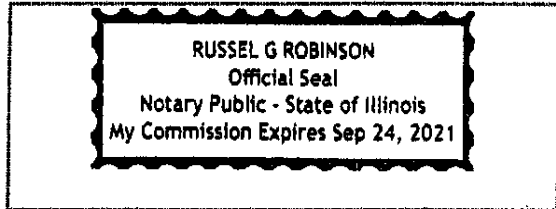
Subscribed and sworn to before me, Name of Notary Public:

RUSSEL G. ROBINSON

By the said (Name of Grantor): KARL H. SCHERMAN

AFFIX NOTARY STAMP BELOW

On this date of: 8 15, 2021



NOTARY SIGNATURE: [Signature]

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: 8 15, 2021

SIGNATURE: [Signature]
GRANTEE or AGENT

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

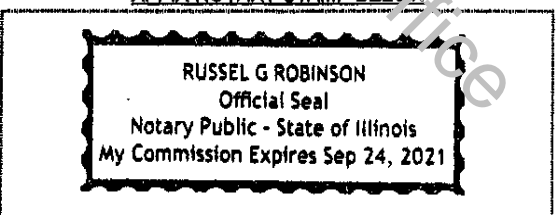
Subscribed and sworn to before me, Name of Notary Public:

RUSSEL G. ROBINSON

By the said (Name of Grantee): KARL H. SCHERMAN

AFFIX NOTARY STAMP BELOW

On this date of: 8 15, 2021



NOTARY SIGNATURE: [Signature]

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)