

UNOFFICIAL COPY

Doc# 2130501143 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2021 08:39 AM Pg: 1 of 4
Dec ID 20211001613782

After Recording Mail To:
Navigant Law Group, LLC
3030 W. Salt Creek Lane, Suite 330
Arlington Heights, IL 60005

**Grantee's Address and
Mail Subsequent Tax Bills To:**
Larry Krause
Christine Ann Krause
452 Linsey Avenue
Schaumburg, IL 60194

DEED IN TRUST

This Deed in Trust is executed this October 15, 2021, by the Grantor, Larry Krause and Christine Krause, husband and wife, of the County of Cook and State of Illinois, for and in consideration of ten dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Quit Claim unto the Grantees, an undivided one-half interest to Larry Krause, as Trustee of the Larry Krause Revocable Living Trust dated October 15, 2021, of Cook County, Illinois and an undivided one-half interest to Christine Ann Krause, as Trustee of the Christine Ann Krause Revocable Living Trust dated October 15, 2021, of Cook County, Illinois, the following described real estate in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION

LOT 1462 IN STRATHMORE SCHAUMBURG UNIT 16, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 18, AND PART OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 15, 1976, AS DOCUMENT NO. 2881550.

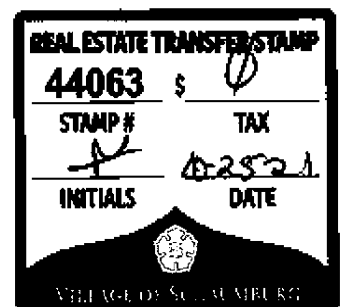
PIN: 07-18-413-033-0000
Address of Property: 452 Linsey Avenue, Schaumburg, IL 60194

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, providing for the exemption of homesteads from sale on execution or otherwise.

"Exempt under provisions of ¶ "e", section 31-45, property tax code, (35 ILCS 200/31-45)"

Dated: October 15, 2021

Signed



UNOFFICIAL COPY

The Trustee or Trustees hereby accept and declare that they have and hold said real estate and appurtenances thereto upon the trusts set forth in the trust agreement for the following uses and subject to the following limitations:

1. **Beneficial Interest:** The interests of any beneficiary under the trust to the property shall consist solely of those powers granted to the beneficiary under the terms of the trust and state law, and such rights in the avails of said property shall be deemed to be personal property, and may be assigned and transferred as such. In case of the death of any beneficiary hereunder, during the existence of his or her trust, his or her right and interest hereunder shall, except as otherwise specifically provided, pass to the beneficiaries of his or her trust, and not to his or her heirs at law, and his or her successor trustee, executor or administrator (as appropriate) shall have all rights and authority to transfer such right and interest, and that no beneficiary now has, nor shall ever have, any right, title or interest in or to any right, title or interest in any portion of said real estate as such, either legal or equitable, except as provided herein, but only shall have an interest in the earnings, avails and proceeds as aforesaid.
2. **Trustee Powers:** The Trustee may (a) manage, improve, divide or subdivide the trust property or any part thereof, (b) see on any terms, grant an option to purchase, contract to sell, convey with or without consideration, grant to a successor or successors in trusts any or all of the title and estate of the trust and any powers vested in the trustee; (c) mortgage, encumber or otherwise transfer the trust property or any interest therein, as security for advances or loans; (d) dedicate parks, streets, highways or alleys, and vacate any portion of the premises; or (e) lease and enter into leases for the whole or part of the premises from time to time, and renew or extend or modify any existing lease.
3. **Third Party Dealings:** 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 the application of the purchase money, loan proceeds, rental income, 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, deed, 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 agreements described above were in full force and effect; that said instruments 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 agreements; and if said instruments are executed by a successor or successors in trust, that he or she or they were duly appointed and are fully invested with the title, estate rights and powers and duties of the preceding trustee.
4. **Recording:** The trust agreement shall not be placed on record in the Recorder's Office of the county in which the land is situated, or elsewhere. If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the laws of the State of Illinois in such case made and provided.

UNOFFICIAL COPY

Signatures:

Signed and agreed on October 15, 2021, by the following persons:

Larry Krause
Larry Krause, Grantor

Christine Krause
Christine Krause, Grantor

I, Larry Krause, as Trustee of the Larry Krause Revocable Living Trust hereby accept the conveyance of the property described in this instrument to said Trust.

Larry Krause
Larry Krause, as Trustee of the Larry Krause
Revocable Living Trust dated October 15, 2021, Grantee

I, Christine Ann Krause, as Trustee of the Christine Ann Krause Revocable Living Trust hereby accept the conveyance of the property described in this instrument to said Trust.

Christine Ann Krause
Christine Ann Krause, as Trustee of the Christine Ann Krause
Revocable Living Trust dated October 15, 2021, Grantee

Witnesses:

We, the undersigned, hereby certify that the above instrument, including the witness signatures, was signed in our sight and presence by the above persons as Grantors and Grantees. At the request of, and in the sight and presence of the above persons, and in the sight and presence of each other, we do hereby subscribe our names as witnesses on the date shown above.

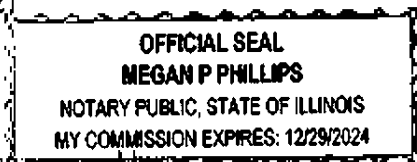
Witness Signature: *Patricia B. Hager*
Name: Patricia B. Hager
City: Arlington Heights State: Illinois

Witness Signature: *M. J. Garner*
Name: M. J. Garner
City: Arlington Heights State: Illinois

STATE OF ILLINOIS) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Larry Krause and Christine Ann Krause, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of a valid driver's license or other government-issued identification with photograph, are the same persons whose names are subscribed to the foregoing instrument, and 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
on October 15, 2021



Megan P. Phillips
Notary Public

This instrument was prepared by
Navigant Law Group, LLC, 3030 W. Salt Creek Lane, Suite 330, Arlington Heights, IL 60005
without examination of title based on information provided by Grantor.

UNOFFICIAL COPY

Statement by Grantor and Grantee

GRANTOR(S):

The Grantor(s), or his and her agent, affirms that, to the best of their knowledge, the name of Grantor(s) 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, 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 on October 15, 2021



Larry Krause

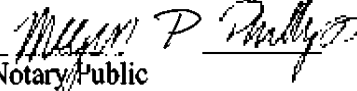


Christine Krause

Subscribed and sworn to before me by the Grantors on October 15, 2021

Affix seal here:



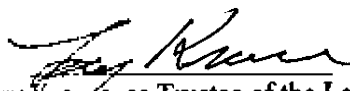


Notary Public

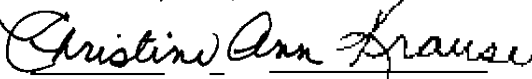
GRANTEE(S):

The Grantee(s), or his or her agent, affirms that, to the best of their knowledge, the name of Grantee(s) 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, 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 on October 15, 2021



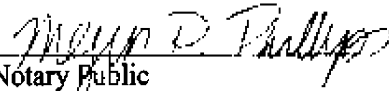
Larry Krause, as Trustee of the Larry Krause Revocable Living Trust dated October 15, 2021, Grantee



Christine Ann Krause, as Trustee of the Christine Ann Krause Revocable Living Trust dated October 15, 2021, Grantee

Subscribed and sworn to before me by the Grantees on October 15, 2021

Affix seal here:



Notary Public

