

# UNOFFICIAL COPY

DEED IN TRUST

Doc#. 2130506066 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 11/01/2021 06:42 AM Pg: 1 of 6

Dec ID 20211001616645  
ST/CO Stamp 0-522-904-720

6-21510-211712M  
Y3 ELP

(The space above for Recorder's use only.)

THE GRANTOR, DAVID HERNDON, not individually but as successor Trustee under the provisions of the Joanne N. Meek Trust dated May 20, 1997, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and WARRANTS to:

THRE GRANTEE, DAVID HERNDON, not individually but as Trustee under the provisions of the Wayne Herndon Third Party Special Needs Trust dated January 25, 2021 and executed by David Herndon and to all and every successor or successors in trust under the trust agreement the following described real estate in Cook County, Illinois:

**LEGAL DESCRIPTION: SEE ATTACHED**

Street address: 132 W. Johnson Street, Unit 202, Palatine, Cook County, Illinois 60067

Real estate index number: 02-22-202-014-1010

TO HAVE AND TO HOLD said premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreements. Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to re-subdivide said premises 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the premises or any part thereof; to lease said premises or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 premises, or any part thereof, for other real or personal premises; 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 the premises or any part thereof; and to deal with the premises 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 it, whether similar to or different from the ways above specified, at any time or times

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after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to said premises 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 deed and by the trust agreement was in full force and effect; (b) that such conveyance, lease or other instrument was executed in accordance with the terms, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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, her, 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 the real estate, and such interest is declared to be personal premises, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The 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.

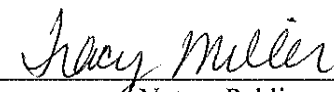
The grantor has signed this deed on September 1, 2021

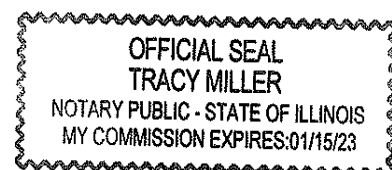
 , Successor Trustee  
David Herndon, Successor Trustee & Grantor

STATE OF ILLINOIS ) ss.  
COOK COUNTY )

I am a notary public for the County and State above. I certify that David Herndon, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged the signing and delivery of this instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: September 1, 2021

  
Notary Public



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Exempted under real estate Transfer Tax Act Section 4, paragraph E.



Damon W. Doucet, Attorney

This deed was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the premises that is described in this deed.

Name and address of Grantees (and send future tax bills to):

David Herron, Trustee  
1143 Weather Ridge Road  
Chippewa Falls, WI 54729

This deed was prepared by:  
Damon W. Doucet, Attorney at Law, Ltd.  
3223 Lake Ave, Unit 15C #323  
Wilmette, Illinois 60091  
224-233-1336

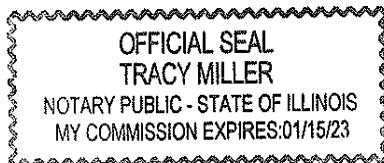
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**ACCEPTANCE OF OFFICE  
JOANNE N. MEEK TRUST  
DATED MAY 20, 1997**

I, DAVID HERNDON, hereby accept appointment as successor trustee of the Joanne N. Meek Trust dated May 20, 1997. Designation of successor trustee is included in the terms of the instrument, said designation becoming effective upon the disability of the grantor and initial trustee, Joanne N. Meek.

  
\_\_\_\_\_  
David Herndon

On this 1<sup>st</sup> day of August, 2021, David Herndon, upon presentation of proper identification, personally appeared before me and executed this document under oath as a free and voluntary act.



  
\_\_\_\_\_  
NOTARY PUBLIC

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## EXHIBIT "A"

**Order No.:** 21SMT21177RM

**For APN/Parcel ID(s):** 02-22-202-014-1010

**For Tax Map ID(s):** 225000

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PARCEL 1: UNIT 202 IN THE BENCHMARK OF PALATINE CONDOMINIUMS AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 15, 2005, AS DOCUMENT NUMBER 0516619000, AND AS AMENDED FROM TIME TO TIME WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G-56 AND STORAGE SPACE S-56.

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

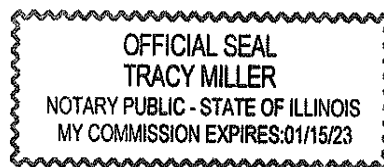
The Grantor affirms and verifies that the names of the grantee/s shown on the deed are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title 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 September 1, 2021

Signature: David Herndon, Successor Trustee, Grantor  
David Herndon, Successor Trustee, Joanne N. Meek Trust

Subscribed and sworn to before me by the said David Herndon

this 1st day of September, 2021.



NOTARY PUBLIC

Tracy Miller

The Grantee affirms and verify that the names of the grantor/s shown on the deed are either natural persons, 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 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 September 1, 2021

Signature: David Herndon, Trustee, Grantee  
David Herndon, Trustee, Wayne Herndon Third Party Special Needs Trust

Subscribed and sworn to before me by the said David Herndon

this 1st day of September, 2021.



NOTARY PUBLIC

Tracy Miller

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)