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3142-7412

Doc# 2130710048 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/03/2021 10:59 AM Pg: 1 of 3

QUITCLAIM DEED IN TRUST

GRANTORS, Laurence Wells and Debra Wells, husband and wife, of the city of Palatine, in the County of Cook, in the State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, **CONVEY** and **QUITCLAIM** to the **GRANTEES**, 50% to Brent A. Bauer, not individually but as Trustee of the Brent A. Bauer Revocable Trust dated 5/14/2017 and 50% to Mary A. LaLoggia, not individually but as Trustee of the Mary A. LaLoggia Revocable Trust dated 5/14/2017, of the City of Palatine, State of Illinois, as Tenants in Common, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

Dec ID 20211101626461
ST/CO Stamp 1-156-248-720

LOT 2 IN THE 1073 KENILWORTH SUBDIVISION, BEING A RESUBDIVISION IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 02-21-213-022-0000
Property Address: 1073 West Kenilworth Avenue, Palatine, IL 60067

Exempt under provisions of Paragraph E,
Section 4 of the Real Estate Transfer Tax Act


Grantor/Seller/Agent

10/21/21
Date

TO HAVE AND TO HOLD: the said premises with the appurtenances upon the trust 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, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time not exceeding the case of any single demise the term of 190 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 respective 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 of 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

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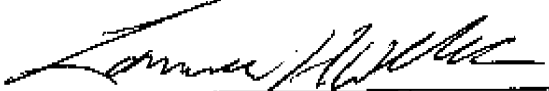

any person owning the same to deal with the same whether similar to or different from the ways above specified, at any time or times hereafter.

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, lease of mortgage 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 of 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 of other instrument, and 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 and 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, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and 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, in or to said real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

And the Grantor, hereby release, and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 21 day of October, 2021

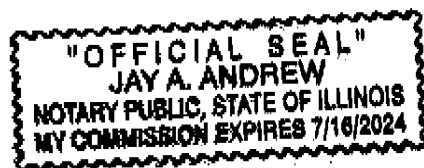

 Laurence Wells

 Debra Wells

STATE OF ILLINOIS)

COUNTY OF Cook)

On this 21 day of October, 2021, appeared before me Laurence Wells and Debra Wells, husband and wife, personally known to me, and acknowledged that they signed the foregoing instrument as their free and voluntary act.


 Notary Public.



Prepared By:

Michael A. Maciejewski, Ltd
 Attorneys & Counselors at Law
 970 Oaklawn Avenue, Suite 204
 Elmhurst, Illinois 60126

Send Tax Bill To:

Brent A. Bauer and
 Mary A. LaLoggia
 1073 W. Kenilworth Ave.
 Palatine, Illinois 60067

After Recording Mail to:

Michael A. Maciejewski, Ltd
 Attorneys & Counselors at Law
 970 Oaklawn Avenue, Suite 204
 Elmhurst, Illinois 60126

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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 of Assignment of Beneficial Interest in 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 October 21, 2021

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Lawrence Wells
This 21 day of October, 2021.
Notary Public [Signature]

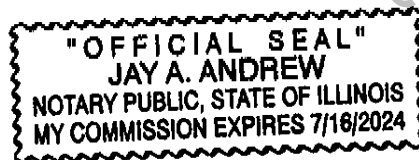


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation, foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 October 21, 2021

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Lawrence Wells
This 21 day of October, 2021.
Notary Public [Signature]



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 15-1 of the Illinois Real Estate Transfer Tax Act.)