

UNOFFICIAL COPY

Doc#. 2130907776 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/05/2021 12:43 PM Pg: 1 of 4
Dec ID 20211101628937

Prepared by and Mail Recorded

Deed to:

Navigant Law Group, LLC
3030 Salt Creek Lane, Suite 330
Arlington Heights, IL 60005

Grantee's Address and

Mail Tax Bill To:

Jerry J. Hamilton, Trustee
2424 Madiera Lane
Buffalo Grove, IL 60089

QUIT CLAIM DEED IN TRUST

THE GRANTOR, Jerry J. Hamilton, an unmarried man, of 2424 Madiera Lane, Buffalo Grove, Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND QUIT CLAIMS to

Jerry J. Hamilton, as Trustee of the Jerry J. Hamilton Revocable Living Trust dated November 24, 2014, all interest in the following described real estate situated in the County of Cook, State of Illinois, taken under Acceptance of Transfer of Death Instrument recorded as document number 2130141000 to wit:

LEGAL DESCRIPTION

UNIT 1926-1 IN PHEASANT TRAIL CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN PHEASANT TRAIL SUBDIVISION SECOND ADDITION, A SUBDIVISION IN THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF THE CONDOMINIUM RECORDED AS DOCUMENT NO. 85155810 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PIN: 03-06-100-018-1165

Property Address: 1610 Partridge Court, Arlington Heights, IL 60004

Subject, however, to the general taxes for the most recent year, and subsequent years, covenants, conditions and restrictions of record; and building lines and easements.

Grantor hereby expressly waives and releases 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)."

Date: 11/5/2021

Signed



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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 compiled with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, 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.

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Signatures:

Signed and agreed on May 28, 2021, by the following:

Jerry J. Hamilton
Jerry J. Hamilton, Grantor

Jerry J. Hamilton, as Trustee of the Jerry J. Hamilton Revocable Living Trust hereby acknowledges and accepts this conveyance into the said trust.

Jerry J. Hamilton
Jerry J. Hamilton, Trustee of the
Jerry J. Hamilton Revocable Living Trust, 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 person(s) as Grantor(s) and Grantee(s). At the request of, and in the sight and presence of the above person, and in the sight and presence of each other, do hereby subscribe our names as witnesses on the date shown above.

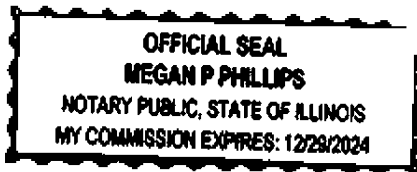
Witness Signature: Pavel S. Hryhor
Name: Pavel S. Hryhor
City: Arlington Heights State: Illinois

Witness Signature: Kira Beaver
Name: Kira Beaver
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 Jerry J. Hamilton, who 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, is the same person whose name is subscribed to the foregoing instrument, and appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, as his 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 May 28, 2021



Megan P. Phillips
Notary Public

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

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Statement by Grantor and Grantee

GRANTOR:

The Grantor, or his and her agent affirms that, to the best of their knowledge, the name of Grantor 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 May 28, 2021

Jerry J. Hamilton
Jerry J. Hamilton

Subscribed and sworn to before me by the Grantor on May 28, 2021

Affix seal here:



Megan P. Phillips
Notary Public

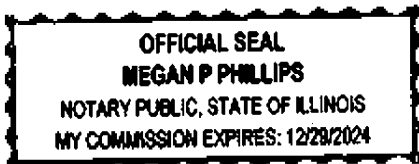
GRANTEE:

The Grantee or his agent affirms that, to the best of their knowledge, the name of 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, 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 May 28, 2021

Jerry J. Hamilton
Jerry J. Hamilton, as Trustee of the
Jerry J. Hamilton Revocable Living Trust

Subscribed and sworn to before me by the Grantee on May 28, 2021



Megan P. Phillips
Notary Public