

# UNOFFICIAL COPY

Doc#: 2204933172 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/18/2022 11:27 AM Pg: 1 of 3

## DEED IN TRUST

Dec ID 20220201628403

The GRANTOR, **STEVEN E. STEDMAN**,  
married to **SUSAN C. STEDMAN**,  
of the Village of Mount Prospect, County of Cook,  
State of Illinois, for and in consideration of Ten  
and 00/100 (\$10.00) Dollars and other good and  
valuable consideration, the receipt of which is  
hereby acknowledged, hereby CONVEYS and  
QUIT CLAIMS to **Steven E. Stedman and Susan  
C. Stedman**, of 1401 Lowden Lane, Mount  
Prospect, IL 60056, as co-trustees of the **Steven  
E. Stedman and Susan C. Stedman Joint Trust**  
dated February 14, 2022, and to any and all  
successors as Trustee appointed under said Trust  
Agreement, or who may be legally appointed,  
GRANTEE, the following described real estate:  
(See attached for legal description.)

Permanent Index Number (PIN): 03-36-304-008-0000

Address of Real Estate: 720 E. Central, Des Plaines, IL 60016

THIS IS NOT HOMESTEAD PROPERTY

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. 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 to the application of the purchase money, loan proceeds, rental 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 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 Agreement above described was in full force and effect; that said instrument 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 Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

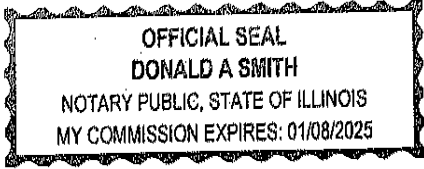
Exempt deed or instrument  
eligible for recordation  
without payment of tax.

  
City of Des Plaines 2/15/22

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DATED this 14<sup>th</sup> day of Feb, 2022  
Steven E. Stedman  
STEVEN E. STEDMAN

State of Illinois, County of Cook SS.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Steven E. Stedman**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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.

Given under my hand and official seal, this 14<sup>th</sup> day of Feb, 2022

Commission expires May 8, 2025  
Donald A. Smith  
Notary Public

This instrument was prepared by: Donald A. Smith, Esq., 241 Golf Mill Prof. Bldg., Suite 800, Niles, IL 60714

Exempt under provisions of Paragraph 2, Section 4, Real Estate Transfer Tax Act

2/14/2022  
Dated

Donald A. Smith  
Attorney for Grantor

### LEGAL DESCRIPTION

LOT 8 IN UNIT 1 OF JOSEPH H. ANDERSON'S CRAIG MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON JUNE 25, 1959, AS DOCUMENT NUMBER LR1,869,758.

EXCEPTING THEREFROM THAT PART OF SAID LOT 8 TAKEN FOR ROAD PURPOSES DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 8 AFORESAID; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES, 15 MINUTES 13 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 8, BEING ALSO THE EAST LINE OF WOLF ROAD, 30.00 FEET; THENCE SOUTH 45 DEGREES 02 MINUTES, 09 SECONDS EAST, 42.59 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8 WHICH IS 30.00 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89 DEGREES 49 MINUTES 05 SECONDS WEST ALONG SAID SOUTH LINE, BEING ALSO THE NORTH LINE OF CENTRAL ROAD, 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.010 ACRES.

Mail To Donald A. Smith, Esq.  
241 Golf Mill Prof. Bldg., Suite 800  
Niles, IL 60714

Send subsequent tax bills to:  
Mr. and Mrs. Steven E. Stedman  
1401 Lowden Lane  
Mount Prospect, IL 60056

The Grantees, **Steven E. Stedman and Susan C. Stedman** as Co-Trustees under the provisions of a trust dated the 14th day of February, 2022, hereby acknowledge and accept this conveyance into the said trust.

Steven E. Stedman  
Steven E. Stedman, as co-trustee as aforesaid

Susan C. Stedman  
Susan C. Stedman, as co-trustee as aforesaid

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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 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, 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.

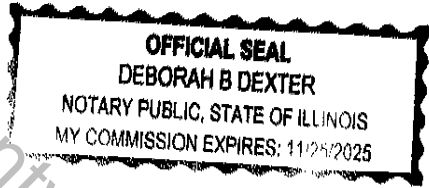
Dated February 17, 2022

Signature:

*Deborah B. Dexter, agent*  
Grantor or agent

Subscribed and sworn to before me this 14<sup>th</sup> day of February, 2022.

*Deborah B. Dexter*  
Notary Public



The grantee or his agent affirms and verifies that the name of the 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, 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 February 14, 2022

Signature:

*Deborah B. Dexter, agent*  
Grantee or agent

Subscribed and sworn to before me this 14<sup>th</sup> day of February, 2022.

*Deborah B. Dexter*  
Notary Public

