

UNOFFICIAL COPY



TRUSTEE'S DEED  
IN TRUST

Doc# 2206919012 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/10/2022 11:03 AM PG: 1 OF 4

THE GRANTORS, John M. Joyce and Kimberly Joyce, Co-Trustees under the John and Kimberly Joyce Family Trust dated March 23, 2018, of the Village of Arlington Heights, County of Cook, State of Illinois for and in consideration of \$10.00 in hand paid, convey and warrant an undivided one-half (1/2) interest unto John M. Joyce as Trustee under the provisions of a trust agreement dated the 4th day of March, 2022 known as the John M. Joyce Revocable Trust and an undivided one-half (1/2) interest unto Kimberly Joyce as Trustee under the provisions of a trust agreement dated the 4th day of March, 2022 known as the Kimberly Joyce Revocable Trust, of which John M. Joyce and Kimberly Joyce are husband and wife, that they are the primary beneficiaries of their respective trusts and that said beneficial interests are to be held as tenancy by the entirety, (hereinafter referred to as "said trustee", regardless of the number of trustees) 2302 E. Sherwood Road, Arlington Heights, Illinois 60004 and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot One Hundred Eight (108) in Arlington Terrace Unit Number 2, a Subdivision in the Northeast and Northwest 1/4 of Section 21, Township 42 North, Range 11, 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 March 18, 1966, as Document Number 22 61 388.

Permanent Real Estate Index Number: 03-21-210-026-0000

Address of Real Estate: 2302 E. Sherwood Road, Arlington Heights, Illinois 60004

**TO HAVE AND TO HOLD** the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, 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 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 respecting 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 to charges of any kind; to release, convey or assign any right, title or 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 or 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.

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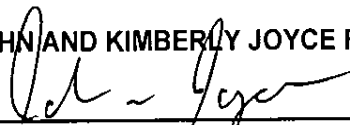
In no such case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or 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 or other instrument, (a) 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; (b) 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; (c) that said 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 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 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 said 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.

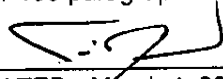
In Witness Whereof, the Grantors aforesaid has hereunto set their hands and seals this 4th day of March, 2022.

**JOHN AND KIMBERLY JOYCE FAMILY TRUST DATED MARCH 23, 2018**

  
\_\_\_\_\_  
John M. Joyce, Co-Trustee

  
\_\_\_\_\_  
Kimberly Joyce, Co-Trustee

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 subparagraph (e) and Cook County Ord. 74-106 paragraph 5.

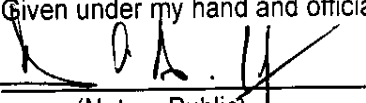
  
\_\_\_\_\_  
Agent

DATED: March 4, 2022

State of Illinois                    )  
County of DuPage                )        SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **John M. Joyce** and **Kimberly Joyce**, as Trustees aforesaid, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, 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 official seal, this 4th day of March, 2022.

  
\_\_\_\_\_  
(Notary Public)



Notary is an employee of the law firm of Letizia & Letizia, Ltd.

**This instrument was prepared by and should be returned to:**

Timothy J. Letizia  
Letizia & Letizia, Ltd  
Two TransAm Plaza Drive, Suite 250  
Oakbrook Terrace, Illinois 60181

**Send Subsequent Tax Bills to Grantee:**

John and Kimberly Joyce  
2302 E. Sherwood Road  
Arlington Heights, IL 60004

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## STATEMENT BY GRANTOR AND GRANTEE

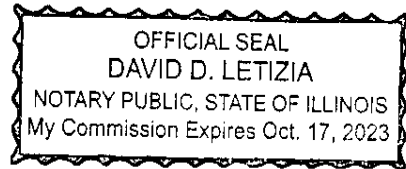
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: March 4, 2022

Signature: Kumbhar Anze  
Grantor

Subscribed and sworn to before me by the said Grantor this 4th day of March, 2022.

[Signature]  
Notary Public



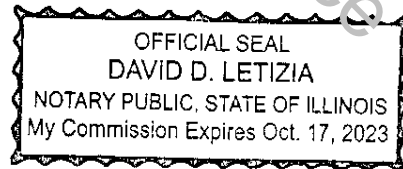
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: March 4, 2022

Signature: Kumbhar Anze  
Grantee

Subscribed and sworn to before me by the said Grantee this 4th day of March, 2022.

[Signature]  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

09-Mar-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-21-210-026-0000

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