

# UNOFFICIAL COPY

DEED IN TRUST

PT22-80539 1/2

Doc#: 2213807158 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 05/18/2022 08:47 AM Pg: 1 of 2

The GRANTOR(S), MICHAEL KNAPSTEIN,  
AND JAMIE KNAPSTEIN, AS HUSBAND AND WIFE  
of the County of COOK, State of Illinois, for and in  
consideration of ten and no/100 Dollars (\$10.00),  
and other good and valuable consideration in hand paid,  
CONVEYS and WARRANTS unto ANDREW BRAUN  
AND ALYX BRAUN, AS TRUSTEES OF THE BRAUN  
FAMILY TRUST AGREEMENT DATED APRIL 17,  
2021, and any amendments thereto, or their successors in  
interest, the following described real estate situated in the  
County of COOK, in the State of Illinois, to wit:

Dec ID 20220401698863

ST/CO Stamp 1-208-645-520 ST Tax \$785.00 CO Tax \$392.50

LOT 203 IN RAYMOND L. LUTGERT'S SUBDIVISION OF THE WEST 78 ACRES OF THE SOUTHWEST 1/4  
OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN  
(EXCEPT THE SOUTH 25 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

P.I.N. 03-19-319-015-0000

Address of Property: 1207 N. Wilke Rd, Arlington Heights, IL 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 resub divide 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 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 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 or 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 consideration as it would be lawful for 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, leased or mortgaged 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 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

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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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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.

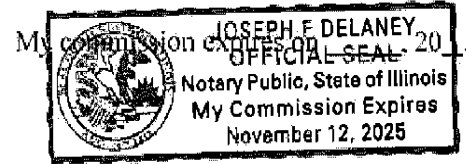
In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 28 <sup>April</sup> day of 2022

*Michael Knapstein* (SEAL)  
MICHAEL KNAPSTEIN  
*Jamie Knapstein* (SEAL)  
JAMIE KNAPSTEIN

STATE OF IL } ss.  
COUNTY OF Cook }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that MICHAEL KNAPSTEIN AND JAMIE KNAPSTEIN, 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 she signed, sealed and delivered the said instrument as her 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, this 28 day of April, 2022



*Joseph E. Delaney*  
NOTARY PUBLIC  
COUNTY-ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:  
MICHAEL J. ANGELINA  
ANGELINA & HERRICK, P.C.  
1895 C ROHLWING ROAD DATE:  
ROLLING MEADOWS, Illinois 60008

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 4,  
REAL ESTATE TRANSFER ACT

Signature of Buyer, Seller or Representative

**PROPER TITLE, LLC**