

# UNOFFICIAL COPY

Doc# 2218121007 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/30/2022 06:09 AM Pg: 1 of 5

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**This instrument prepared by:**  
Kathryn M. Cremerius  
236 E. Northwest Hwy., Suite C  
Palatine, IL 60067

Dec ID 20220601656396  
ST/CO Stamp 1-531-877-456

**Mail future tax bills to:**  
Mr. & Mrs. Peter C. Altman  
262 N. Mozart St.  
Palatine, IL 60067

**Mail this recorded instrument to:**  
Kathryn M. Cremerius  
236 E. Northwest Hwy. Suite C  
Palatine, IL 60067

DEED IN TRUST

THE GRANTOR(S)

Peter Altman and Judy Altman, husband and wife

of the City of Palatine, County of Cook, and State of Illinois, in consideration of the sum of Ten and no/100(\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Peter C. Altman and Judith E. Altman, not individually but as Co-Trustees, under the terms and provisions of a certain Trust Agreement dated June 20, 2022, and designated as the P & J Altman Joint Revocable Trust, and to any and all successors, not individually but as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (Legal description attached hereto.)

Address of Grantee: 262 N. Mozart St., Palatine, IL 60067  
Permanent Index Number: 02-14-306-027-0000  
Address of Real Estate: 262 N. Mozart St., Palatine, IL 60067

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 the 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. (c) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold

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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 enquire 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 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.

4. In the event of the inability or refusal of the Trustee herein named to act, or upon their removal from the County, the Successor Trustee named in the F & J Joint Revocable Trust dated June 20, 2022, is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

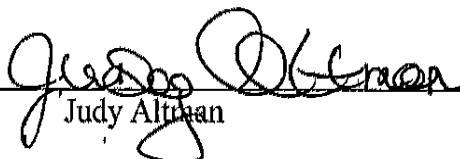
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall insure to and be binding upon their heirs, legal representatives and assigns.

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 statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this: 20 day of JUNE, 2022

  
 \_\_\_\_\_ (SEAL)  
 Peter Altman

  
 \_\_\_\_\_ (SEAL)  
 Judy Altman

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State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Peter Altman and Judy Altman, husband and wife, personally known to me to be the same person(s) whose name(s) 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 20 day of June, 2022.

Commission expires:

[Signature]  
Notary Public

"EXEMPT UNDER PROVISIONS OF  
PARAGRAPH 6 SECTION 4  
REAL ESTATE TRANSFER ACT"

[Signature] 6-20-22



### TRUSTEE ACCEPTANCE

The Grantee, Peter C. Altman, not individually but as Co-Trustee of the P & J <sup>Altman</sup> Joint Revocable Trust dated June 20, 2022, hereby acknowledges and accepts this conveyance into said Trust.

[Signature]  
Peter C. Altman, Co-Trustee as Aforesaid

The Grantee, Judith E. Altman, not individually but as Co-Trustee of the P & J <sup>Altman</sup> Joint Revocable Trust dated June 20, 2022, hereby acknowledges and accepts this conveyance into said Trust.

[Signature]  
Judith E. Altman, Co-Trustee as Aforesaid

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## LEGAL DESCRIPTION

Lot 12 in Block 3, in Johnson and Weber's Palatine Ridge, in the East ½ of the Southwest Quarter ¼ of Section 14, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof recorded April 29, 1926, as Document No. 9257784.

PIN: 02-14-306-027-0000

Commonly Known As: 262 N. Mozart St., Palatine, IL 60067

Property of Cook County Clerk's Office

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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: 6-20-22

Signature *Pete C. Alb...*  
Agent

Subscribed and sworn to before me by the said Agent this 20 day of June, 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: 6-20-22

Signature *Pete C. Alb...*  
Agent

Subscribed and sworn to before me by the said Agent this 20 day of June, 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 Act.)