# **UNOFFICIAL COPY**

#### DEED IN TRUST (WARRANTY)

The Grantors, Wayne and Elaine Gundlach of Chicago IL, County of Cook, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, Conveys and Warrants to: Wayne Gundlach, not personally, but solely as Trustee of Trust Agreement known as the WDG and EAG Revocable Trust, Dated 8-1-21 and Elaine Gundlach, not personally, but solely as Trustee of Trust Agreement known as the WDG and EAG Revocable Trust Dated 8-1-21, as TENANTS BY THE ENTIRETY, not as joint Tenants nor as Terents in Common, all right, title, and interest ir. the following described Real Estate situated in the County of Cook, in the State of Illinois, to wi'...

Doc#. 2222113053 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 08/09/2022 09:43 AM Pg: 1 of 3

Dec ID 20220501629039

LOT 2895 IN ELK GROVE VILLAGE SECTION 9, BEING A SUBDIVISION IN SECTION 33, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 1960 AS DOCUMENT NO 17897670, IN COOK COUNTY ILLINOIS.

Exempt from Real Estate Transfer Taxes under Paragraph E Section 4, of Illinois Real Estate Transfer Tax Act

P.I.N. 08-33-107-009-0000 Commonly Known as: 201 Harmony Lane, Elk Grove Village, IL 60007

TO HAVE AND TO HOLD the said premises with the appartenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth. The terms and conditions appearing on attached EXHIBIT A of this instrument are made a part hereof.

Subject to general real estate taxes not due and owing at time of closing covenants, conditions and restrictions of record; all applicable zoning laws and ordinances.

In Witness Whereof, the grantor aforesaid has hereunto set their hand and seaf the day and year first above			
written.	11/01. 11 01		
Dated this 8+4 day of Febluary, 2022	Warte Genellin I can Levellack		
day or 10000 7	Wayhe Gundlach Elaine Gundlach		
STATE OF IL }			
STATE OF }	Sc.		
County of Lake	/C		
I the undersigned a Notary Public in and of said County in the State aforesaid DO HEREBY CERTIFY that WAYNE			

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY that WAYNE GUNDLACH and ELAINE GUNDLACH 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 said instrument as her free and voluntary act, for the purposes therein set forth.

Mail Recorded Document and Subsequent Tax Bills To: Wayne Gundlach 201 Harmony Lane Elk Grove Village, IL 60007

RACHEL MCMAHON
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 22, 2025

Prepared By: WILLIAMS & GUNDLACH LLC 33 N. LaSalle St. Suite 3350 Chicago, IL 60602

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#### **EXHIBIT A**

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises, or any part thereof; to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide 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, conveyor assign any right, title or interest in or about or ease me it appurtenant to said premises or any part thereof, and to deal with the title of said property and every part therec, in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to 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 be conveyed, contracted to be sold, leased, or mortgaged by said trustee, be obliged to see to the application of any purchase money, replor money borrowed or advanced on said premises, or be obliged to see that the terms of the 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 exected by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or caining under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust croated 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 any 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 cust 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.

This conveyance is made upon the express understanding and condition that neither Grantee, individually or as Trustee, nor its successor or successors in trust shall incur any personal liar into or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do on omit to do in or about the said premises or under the provision of this Deed or said trust agreement or any amendment thereto, or for injury to person or property happening in or about said premises, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the trustee in connection with said premises may be entered into by it in the name of the then beneficiaries under the trust agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the trustee shall have no obligation whatsoever with of spect to any such contract, obligation or indebtedness except so far as the trust property and funds in the actual possession of the trustee shall be applicable for the payment and discharge thereof.) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from, of the filing for record of this Deed.

The interests of the husband and wife to the homestead property are to be held as tenants by the entirety and not as tenants in common. The interest of each and every beneficiary under the trust agreement, and of all persons claiming under them or by any of them shall be only in the possession, 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 possession, earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Title 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 said Trustee shall not be required to produce the trust agreement or a copy thereof or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.



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## **UNOFFICIAL CO**



### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the rust is either a natural person, an Illinois corporation or foreign corporation authorizations authorized to do business or acquire and hold title to real estate in Illinois	grantee shown on the deed assignment of bene zed to do business or acquire and hold titile to re ois, or other entity recognized as a person and at	ficial interest in a land al estate in Illinois, a uthorized to do
pusiness or acquire title to real estate under the laws of the State of Illinois.	1 1 1 1	
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<u> </u>	/ Signature Grantor or Agent	
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DAY OF_	TCDRUGAL 2001	
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Notary Public	^	
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authorized to do business or acquire and hold title to real estate in Illinois, or other	r entity recognizedjas a person and authorized to	do posmess or acdom
and hold title to real estate under the news of the State of Illinois.	$\mathcal{A}$	21
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Dated	Sjónature Grantee or Agent	
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Note: Any person who knowingly submits a false statement concerning the identity 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 provisions of Fection 4 of the Illinois Real Estate Transfer Tax Act.]

Notary Public

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CH'S OFFICE RACHEL MCMAHON Official Seal Notary Public - State of Illinois My Commission Expires Mar 22, 2025