

UNOFFICIAL COPY

Deed in Trust



2227316013D

Doc# 2227316013 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/30/2022 11:36 AM PG: 1 OF 5

Mail to:

Cassandra L. Shurtleff and
Dawn M. Fendt, Trustees
632 N. Charter Hall Drive
Palatine, IL 60067

Name and Address of Taxpayer:

Cassandra L. Shurtleff and
Dawn M. Fendt, Trustees
632 N. Charter Hall Drive
Palatine, IL 60067

On this 14 day of September, 2022, THE GRANTORS, CASSANDRA L. SHURTLEFF and DAWN M. FENDT, partners in a civil union, of the Village of Palatine, County of Cook, and State of Illinois, for and in consideration of Ten and no/100 Dollars, (\$10.00), and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto

CASSANDRA L. SHURTLEFF and DAWN M. FENDT,
not individually but as trustees
of 632 N. Charter Hall Drive, Palatine, IL 60067

under the provisions of a trust agreement dated the 14 day of September, 2022, and known as Trust Number 001, (herein referred to as "said trustee,") and unto all and every successors in trust under said trust agreement, the following described real estate in the County of Cook, State of Illinois, to wit:

LOT 34 IN PLAT OF SUBDIVISION, CHARTER HALL, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index No.: 02-15-113-006-0000

Common Address: 632 N. Charter Hall Drive, Palatine, IL 60067

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.

REAL ESTATE TRANSFER TAX

30-Sep-2022



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

02-15-113-006-0000

| 20220901638350 | 1-298-796-112

UNOFFICIAL COPY

Full power and authority are hereby granted to improve, manage, protect, 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 Trustees; 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 presently or in the 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 grant 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 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 considerations 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 Trustees 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 Trustees, 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 obliged to inquire into the necessity or expediency of any act of said Trustees, or be obligated or privileged to inquire into the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the 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 of 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 the beneficiaries thereunder; (c) that said Trustees 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 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

UNOFFICIAL COPY

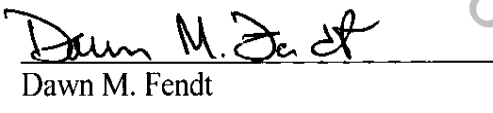
to said real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

If any 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 14 day of September, 2022.

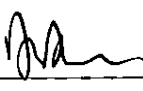

Cassandra L. Shurtleff


Dawn M. Fendt

State of Illinois
County of Cook

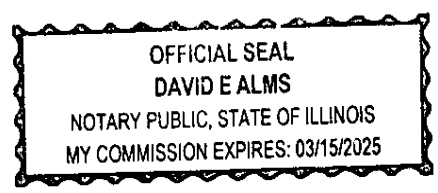
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CASSANDRA L. SHURTLEFF and DAWN M. FENDT, partners in a civil union, personally known to me to be the same persons whose names are subscribed to the forgoing instrument appeared before me this day 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 14 day of September, 2022.



Notary Public

my commission expires: 3/15/25



UNOFFICIAL COPY

IMPRESS SEAL HERE

COUNTY-ILLINOIS TRANSFER STAMPS

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

Name and Address
of Preparer:

DATE: 9/14/22

David E. Alms, Esq.
2815 Forbs Ave.
Suite 107
Hoffman Estates IL 60192

[Signature]
Buyer, Seller or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 9 | 14 | 2022

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Lauren Miskell

By the said (Name of Grantor): DAVID E. AIMS, Attorney AFFIX NOTARY STAMP BELOW

On this date of: 9 | 14 | 2022

NOTARY SIGNATURE: Lauren Miskell



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 9 | 14 | 2022

SIGNATURE: [Signature]
GRANTEE or AGENT

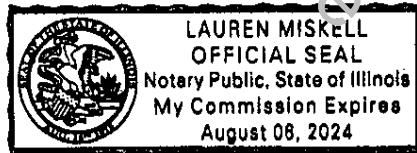
GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Lauren Miskell

By the said (Name of Grantee): DAVID E. AIMS, Attorney AFFIX NOTARY STAMP BELOW

On this date of: 9 | 14 | 2022

NOTARY SIGNATURE: Lauren Miskell



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**