

UNOFFICIAL COPY

DEED IN TRUST

Doc#: 2230542359 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/01/2022 01:57 PM Pg: 1 of 4

Dec ID 20221101680419

(Reserved for Recorder's Office)

The GRANTOR(S), DOUGLAS R. LARSSON, married to Linda Larsson of Hubertus, Wisconsin and MADELEINE C. LARSSON of Rolling Meadows, Illinois, of the County of Cook, and State of Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, convey and WARRANT unto MADELEINE C. LARSSON of Rolling Meadows, Illinois, not individually, but as Trustee under the provisions of a Trust Agreement dated the 3rd day of October, 2022, and known as the MADELEINE C. LARSSON DECLARATION OF TRUST, (hereinafter referred to as "said Trustee," regardless of the number of Trustees,) and unto all and every Successor Trustee or Successors in Trust under said Trust Agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Tax Number: 02-36-105-052-1035
Address of Property: 3135 TOWN SQUARE DR., #103, ROLLING MEADOWS, ILLINOIS 60008

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.

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF. This is not Homestead Property with respect to Douglas R. Larsson and Linda Larsson.

And said Grantor(s) hereby expressly waive(s) and release(s) 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 Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 3 day of OCTOBER, 2022.

X Douglas R. Larsson (SEAL)
DOUGLAS R. LARSSON

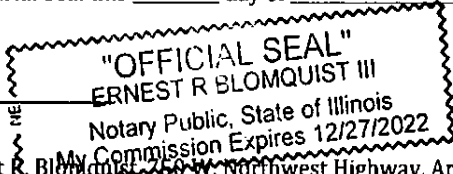
Madeleine C. Larsson (SEAL)
MADELEINE C. LARSSON

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, Ernest R. Blomquist the undersigned, a Notary Public in and for the County and state aforesaid, do hereby certify that DOUGLAS R. LARSSON and MADELEINE C. LARSSON, personally known to me to be the same person whose names are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free will and voluntary act for the purposes therein set forth.

Given under my hand and Notarial Seal this 3 day of October, 2022.

Ernest R. Blomquist
Notary Public

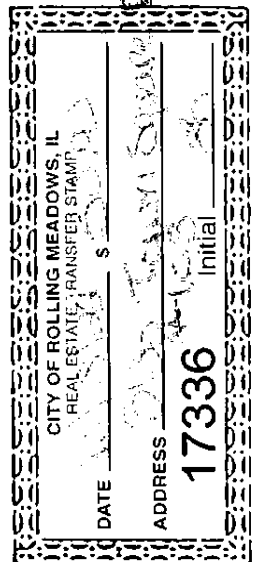


This instrument was prepared by Ernest R. Blomquist, 259 W. Northwest Highway, Arlington Heights, IL 60004

AFTER RECORDING, MAIL TO:
Ernest R. Blomquist, III
Attorney at Law
750 W. Northwest Highway
Arlington Heights, IL 60004

SEND SUBSEQUENT TAX BILLS TO:
Madeleine C. Larsson
3135 Town Square Dr., #103
Rolling Meadows, IL 60008

STATE OF ILLINOIS COUNTY OF COOK THIS TRANSFER EXEMPT ACCORDING TO 35 ILCS 200/31-45 PARAGRAPH E ILLINOIS REAL ESTATE TRANSFER ACT
Ernest R. Blomquist
SELLER, BUYER OR AGENT'S
10/3/22
DATE



UNOFFICIAL COPY

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide the 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 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 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 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 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 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/her 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.

UNOFFICIAL COPY

LEGAL DESCRIPTION

COMMONLY KNOWN AS: 3135 TOWN SQUARE DRIVE, #103
ROLLING MEADOWS, ILLINOIS 60008

PROPERTY INDEX NUMBER: 02-36-105-052-1035

PARCEL ONE: UNIT 2-103 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN KIMBALL SQUARE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 98778544, AS AMENDED FROM TIME TO TIME, IN THE WEST HALF OF SECTION 36, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO: EASEMENT FOR THE RIGHT TO USE PARKING STALL AND STORAGE UNIT 20 IN BUILDING 2 AS SET FORTH IN SAID DECLARATION RECORDED AS DOCUMENT NO. 98788544, AS AMENDED FROM TIME TO TIME.

PARCEL THREE: EASEMENTS FOR THE BENEFIT OF PARCEL ONE AS CREATED BY DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 97204406, FOR INGRESS AND EGRESS.

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

STATEMENT BY GRANTOR:

To the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of beneficial interest in a Land Trust, to which this Certification is attached, is either a natural person, an Illinois corporation or a 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 in 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.

Subscribed and sworn to before me by the said Grantor/Agent this 3rd day of October, 2022

Signature: *Ernest R. Blomquist*
ERNEST R. BLOMQUIST, Agent

Lisa Gehrke
Notary Public



STATEMENT BY GRANTEE:

To the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of beneficial interest in a Land Trust, to which this Certification is attached, is either a natural person, an Illinois corporation or a 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 in 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.

Subscribed and sworn to before me by the said Grantee/Agent this 3rd day of October, 2022

Signature: *Ernest R. Blomquist*
ERNEST R. BLOMQUIST, Agent

Lisa Gehrke
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 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.)