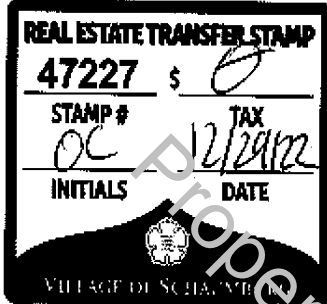


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Doc#: 2302045016 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/20/2023 09:49 AM Pg: 1 of 6

Dec ID 20230101634737
ST/CO Stamp 1-906-895-696

DEED IN TRUST



THE GRANTORS, JAMES P. KELLERMEYER AND LYN E. KELLERMEYER, husband and wife, of the Village of Schaumburg, County of Cook, State of Illinois, for and in consideration of Ten and No/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey and Quit Claim unto JAMES P. KELLERMEYER AND LYN E. KELLERMEYER of 402 Forest Court, Schaumburg IL 60193, as Trustees under the provisions of a Trust Agreement dated the 16th day of December, 2022, and known as THE JAMES P. KELLERMEYER AND LYN E. KELLERMEYER REVOCABLE TRUST DATED DECEMBER 16, 2022, (hereinafter referred to as "said trustee", regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 307 in Timbercrest Woods Unit No. 5, being a subdivision in the Southeast Quarter (1/4) of Section 21, and the Southwest Quarter (1/4) of Section 22, both in Township 41 North, Range 10, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on November 21, 1967 as Document Number 2360643.

SUBJECT TO: Covenants, conditions and restrictions of record, and the General Real Estate Taxes for the year 2022 and subsequent years.

**Permanent Real Estate Index Number: 07 21 404 006 - 0000
Address of real estate: 402 Forest Court, Schaumburg IL 60193**

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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 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 terms of 193 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 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

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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 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.



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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 16th day of December, 2022.


JAMES P. KELLERMEYER


LYN E. KELLERMEYER

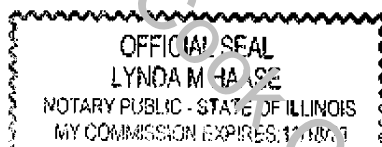
REAL ESTATE TRANSFER TAX		18-Jan-2023	
	COUNTY:	0.00	
	ILLINOIS:	0.00	
	TOTAL:	0.00	
07-21-404-006-0000		20230101634737 1-906-895-696	

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State of Illinois, County of McHenry ss.
Impress Seal Here

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES P. KELLERMEYER AND LYN E. KELLERMEYER, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they have 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 notarial seal, this 16th day of December, 2022.



Lynda M. Haase
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: Patrick J. McAndrews, 4318-A W. Crystal Lake Road, McHenry, IL 60050

**AFTER RECORDING MAIL TO:
Patrick J. McAndrews
4318-A W. Crystal Lake Road
McHenry IL 60050**

**GRANTEE'S ADDRESS &
MAIL FUTURE TAX BILLS TO:
James P. Kellermeyer and
Lyn E. Kellermeyer, as Trustees
402 Forest Court
Schaumburg IL 60193**

**STATE OF ILLINOIS, DEPARTMENT OF REVENUE
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT**

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph (e), Section 4, of the Real Estate Transfer Tax Act as set forth below.

Dated this 16th day of December, 2022

James P. Kellermeyer

Signature of Buyer-Seller or their representative

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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: 1 | 18 | 2023

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:

By the said (Name of Grantor): Dorothy Mueller AS
AGENT

On this date of: 1 | 18 | 2023

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



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: 1 | 18 | 2023

SIGNATURE: *[Signature]*
GRANTEE or AGENT

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

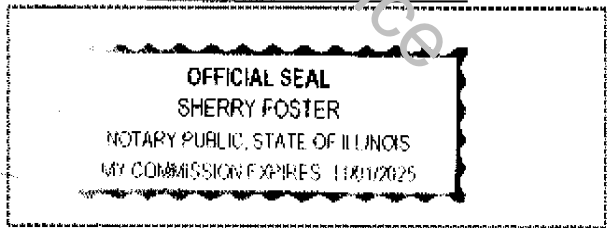
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): Dorothy Mueller AS
AGENT

On this date of: 1 | 18 | 2023

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



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)**)