

UNOFFICIAL COPY

Doc#. 2307433069 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/15/2023 11:07 AM Pg: 1 of 7

DEED INTO TRUST

RETURN TO:

Elizabeth Felt Wakeman, Trustee
185 N. Rosslyn Lane
Inverness, IL 60067

Dec ID 20230301667174
ST/CO Stamp 0-794-878-160 ST Tax \$390.00 CO Tax \$195.00

SEND SUBSEQUENT TAX

BILLS TO:

Elizabeth Felt Wakeman, Trustee
185 N. Rosslyn Lane
Inverness, IL 60067

THE GRANTOR(S), **MARGARET MARY FELT**, of 77 Baytree Ln, Los Altos, CA, **ELIZABETH FELT WAKEMAN** of 185 N. Rosslyn Lane, Inverness, IL AND **JOHN B. FELT**, of 1572 Noe Street, San Francisco, CA, as **Co-Successor Trustees of THE MARY JANE FELT TRUST DATED OCTOBER 16, 1997** for and in consideration of Ten and no/100ths (\$10.00) dollars, and other good and valuable consideration in hand paid, **CONVEYS AND QUIT CLAIMS TO ELIZABETH FELT WAKEMAN AS TRUSTEE of THE ELIZABETH FELT WAKEMAN TRUST** of 185 N. Rosslyn Lane, Inverness, IL and to all and every successor or successors in trust under the Trust Agreement, the following described real estate in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

P.I.N.: 02-16-303-047-1085 (Vol 149)

First American Title
File # AF1027941

Common Address: 185 N. Rosslyn Lane, Inverness, IL 60067

TO HAVE AND TO HOLD the premises with the appurtenances on the trust and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers and authorities vest in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the 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 to amend, change or modify

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leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 easement or charges of any kind; to release, convey, or assign any right, title or interest in or about or easement appurtenant to the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the trustee in relation to said premises or to whom said premises or any thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 deed and by the trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trust, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails and proceeds thereof.

The grantor hereby expressly waives and releases 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.

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The grantors have signed and sealed this deed this 17th day of October 2022.

Margaret Mary Felt, Trustee
**MARGARET MARY FELT, AS CO-SUCCESSOR TRUSTEE
OF THE MARY JANE FELT LIVING TRUST**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

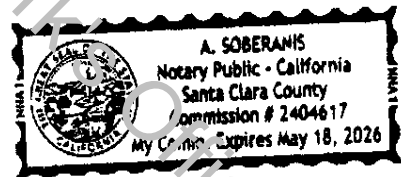
State of California
County of Santa Clara

On 10/17/22, before me, A. Soberanis, Notary Public, personally appeared Margaret Mary Felt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature A. Soberanis (Seal)



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The grantors have signed and sealed this deed this 17th day of OCTOBER 2022.

John B. Felt AS TRUSTEE

**JOHN B. FELT, AS CO-SUCCESSOR TRUSTEE
OF THE MARY JANE FELT LIVING TRUST**

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

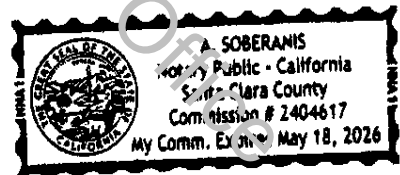
State of California
County of Santa Clara

On 10/17/22, before me, TA Soberanis, Notary Public, personally appeared John B. Felt, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY of PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *TA Soberanis* (Seal)



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The grantors have signed and sealed this deed this 14th day of November 2022.

[Signature] as co successor Trustee
**ELIZABETH FELT WAKEMAN, AS CO-SUCCESSOR TRUSTEE
OF THE MARY JANE FELT LIVING TRUST**

STATE OF ILLINOIS)
COUNTY OF Madison)SS

I the undersigned a notary public for the County and State above. I certify that **ELIZABETH FELT WAKEMAN, AS CO-SUCCESSOR TRUSTEE OF THE MARY JANE FELT LIVING TRUST** personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: November 14, 2022

[Signature]
Notary Public



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Trustees Acknowledgement

The foregoing transfer of title/conveyance is hereby accepted by **ELIZABETH FELT WAKEMAN** of 185 N. Rosslyn Lane, IL as Trustees under the provisions of **THE ELIZABETH FELT WAKEMAN TRUST**.



ELIZABETH FELT WAKEMAN TRUSTEE

STATE OF ILLINOIS)
COUNTY OF *McHenry*)SS

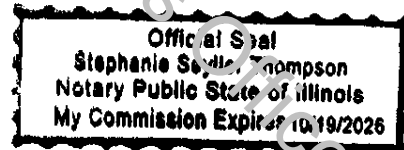
I the undersigned a notary public for the County and State above. I certify that **ELIZABETH FELT WAKEMAN, AS TRUSTEE OF THE ELIZABETH FELT WAKEMAN TRUST**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: *November 14*, 2022.



Notary Public

This deed prepared by: Anne C. Grow, Attorney At Law, 830 W. Route 22, #236, Lake Zurich, IL 60047



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EXHIBIT "A" LEGAL DESCRIPTION

UNIT 136 IN INVERNESS ON THE PONDS CONDOMINIUM AS DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOCH LOMOND GREENS UNIT 1, BEING A SUBDIVISION OF PARTS OF LOTS 11 AND 14 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 4, 1980 AS DOCUMENT NO. 25692755 AND INVERNESS ON THE PONDS UNIT 2, BEING A SUBDIVISION OF PART OF LOT 11 IN SCHOOL TRUSTEES SUBDIVISION OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1985 AS DOCUMENT NO. 85198886 IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE AMENDED AND RESTATED DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 17, 1979 AND KNOWN AS TRUST NO. 1075503, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, ON JUNE 9, 1983 AS DOCUMENT NO. 26637534 AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY.

P.L.N.: 02-16-303-047-1085 (Vol 149)

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