

UNOFFICIAL COPY

DEED IN TRUST

MAIL TO:

MATTHEW J. TAYLOR
M. J. TAYLOR LAW, LLC
616 North Court, Suite 270
Palatine, Illinois 60067

NAME & ADDRESS OF TAXPAYER:

KURT B. BICKLER
1176 West Palatine Road
Palatine, Illinois 60067



Doc# 2316434000 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/13/2023 09:22 AM PG: 1 OF 4

THE GRANTORS, KURT B. BICKLER and JULIE A. BICKLER, husband and wife, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations in hand paid, **CONVEYS and QUIT CLAIMS** unto **KURT B. BICKLER**, of 1176 West Palatine Road, Palatine, Illinois 60067 as **Trustee under the KURT B. BICKLER REVOCABLE TRUST AGREEMENT Dated March 18, 2023**, and unto all and every successor or successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 7 IN BLOCK 12 IN ARTHUR T. MCINTOSH AND COMPANY'S CHICAGO AVENUE FARMS IN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 02-16-409-009-0000
Common Address: 1176 West Palatine Road
Palatine, Illinois 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.

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

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reversion, by leases to commence in the present 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 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 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.

And the said 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.

DATED this 18th day of March 2023.


KURT B. BICKLER


JULIE A. BICKLER

REAL ESTATE TRANSFER TAX		13-Jun-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
02-16-409-009-0000		20230501627773 1-433-290-448

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest 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, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 3-18-23 Signature: [Signature]
 Dated: 3/18/23 Signature: [Signature]

SUBSCRIBED AND SWORN TO BEFORE ME BY

THE SAID KURT B. BICKLER and JULIE A. BICKLER

THIS 18 DAY OF MARCH 2023

NOTARY PUBLIC [Signature]



The grantees or their agent affirms and verifies that the name of the grantees shown on the deed or assignment of beneficial interest 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: 3-18-23 Signature: [Signature]
 Dated: _____ Signature: _____

SUBSCRIBED AND SWORN TO BEFORE ME BY

THE SAID KURT B. BICKLER

THIS 18 DAY OF MARCH 2023

NOTARY PUBLIC [Signature]

