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DEED IN TRUST (ILLINOIS)

Doc#: 2318046246 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/29/2023 01:22 PM Pg: 1 of 3
Dec ID 20230601654064

THE GRANTOR, **HILDA E. SCHILLER**,
an unmarried woman, of the city of
Arlington Heights, of the County of Cook and
State of Illinois for and in consideration of TEN
AND NO CENTS (\$10.00) DOLLARS and
other good and valuable considerations in hand
paid, convey and quit claim unto:

Hilda E. Schiller, as Trustee of the Hilda E. Schiller Trust dated May 19, 2023

(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 ONE HUNDRED SEVENTY FIVE (175) IN "SCARSDALE", BEING A SUBDIVISION OF PART OF THE WEST HALF (1/2) OF
THE EAST HALF (1/2) AND PART OF THE EAST HALF (1/2) OF THE WEST HALF (1/2) OF SECTION 32, TOWNSHIP 42 NORTH,
RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN.*

Permanent Real Estate Index Number: 03-32-306-003-0000

Address of real estate: 609 S. Belmont Avenue, Arlington Heights, IL 60005

This transfer is exempt pursuant to Section 31-45
paragraph (c) of the Real Estate Transfer Act.

A. Cassie Duvich
Agent

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, street, 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 to the application

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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 trust, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder; (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.

And the said granters 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 grantor aforesaid has hereunto set his hand and seal this 19th day of May, 2023.

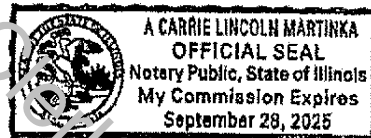
HILDA E. SCHILLER

Hilda Schiller

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that HILDA E. SCHILLER, an unmarried woman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said 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.

Given under my hand and official seal, this 19th day of May, 2023.



Commission expires 9-28-25

9-28-25

A. Carrie Lincoln Martinka
NOTARY PUBLIC

This instrument was prepared by A. Carrie Lincoln, Lincoln Legal Services, P.C., 126 E Wing Street, Suite 354, Arlington Heights, IL 60004.

MAIL TO: A. Carrie Lincoln
Lincoln Legal Services, P.C.
126 E Wing Street, Suite 354
Arlington Heights, IL 60004
Phone: (847) 732-5032

SEND SUBSEQUENT TAX BILLS TO:
Ms. Hilda E. Schiller
609 S. Belmont Ave.
Arlington Heights, IL 60005

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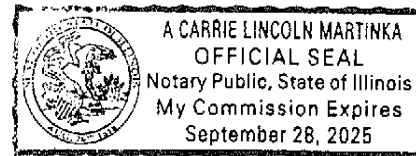
STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either a natural persons, 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 title to real estate under the laws of the State of Illinois.

Dated: May 19, 2023

Signature: Hilda Schiller
Grantor, HILDA E. SCHILLER

Subscribed and sworn to before me
By the said Grantor, HILDA E. SCHILLER
This 19th day of May, 2023



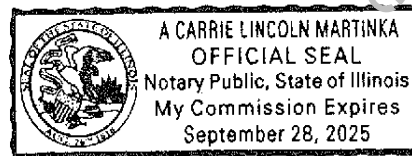
Notary Public A. Carrie Lincoln Martinka

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 are either a natural persons, 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 title to real estate under the laws of the State of Illinois.

Dated: May 19, 2023

Signature: Hilda Schiller
Grantee, HILDA E. SCHILLER

Subscribed and sworn to before me
By the said Grantee, HILDA E. SCHILLER,
This 19th day of May, 2023



Notary Public A. Carrie Lincoln Martinka

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 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 Section 4 of the Illinois Real Estate Transfer Tax Act.)