

UNOFFICIAL COPY

Deed in Trust
Illinois



Doc# 2324134035 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/29/2023 11:54 AM PG: 1 OF 4

GRANTOR(S) JAN JACHER also known as Jan W Jacher and ANNA JACHER, his wife, of the of the Village of Northbrook, County of Cook, State of Illinois for and in consideration of Ten and No/100 (\$10.00)

DOLLARS, and other good and valuable consideration in hand paid, CONVEY and Quit Claim unto JAN JACHER and ANNA JACHER, as Trustees, or their successors in trust, under the provisions of The JAN JACHER and ANNA JACHER TRUST dated August 12, 2023 of 2529 Walters Ave Northbrook, Illinois and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

THE NORTH 220.0 FEET OF THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9 TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE WEST LINE OF THE EAST 10 ACRES OF SAID NORTH 1/2 OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4 DESCRIBED AS FOLLOWS; BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4 263.74 FEET EAST OF THE SOUTHWEST CORNER THEREOF, THENCE EAST ALONG SAID LINE 65.93 FEET THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 TO A LINE 30 FEET SOUTH OF AND PARALLEL WITH NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 THENCE WEST ALONG SAID PARALLEL LINE 65.93 FEET THENCE SOUTH PARALLEL WITH WEST LINE OF SOUTHEAST 1/4 OF SOUTHWEST 1/4 TO THE PLACE BEGINNING IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 04-09-303-029-0000

Address of Real Estate: 2529 Walters Avenue, Northbrook, IL 60062

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 is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and 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

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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 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 other 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, 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 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.

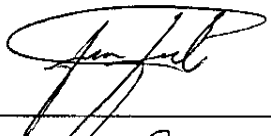
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or

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equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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 do hereunto set their hands this August 12, 2023.





JAN JACHER

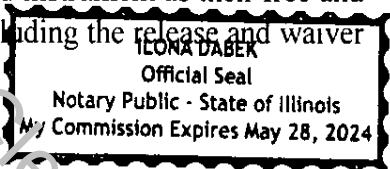


ANNA JACHER

State of Illinois) SS
County of Cook)

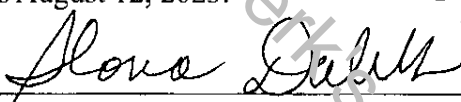
REAL ESTATE TRANSFER TAX		29-Aug-2023	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
04-09-303-029-0000		20230801610985 0-393-139-664	

I, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jan Jacher and Anna Jacher, his wife, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 August 12, 2023.

Commission expires 05/28/2024

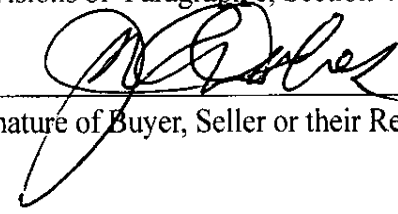


NOTARY PUBLIC

Prepared by: John C. Dabek Attorney at Law 8043 N. Milwaukee Ave. Niles, IL 60714
Mail To/Send Subsequent Tax Bill To: Jan Jacher, Trustee 2529 Walters Ave Northbrook, IL 60062

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.


_____, August 12, 2023
Signature of Buyer, Seller or their Representative

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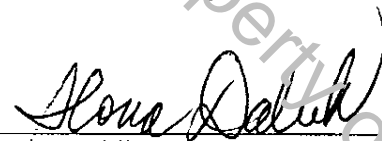
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee 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.

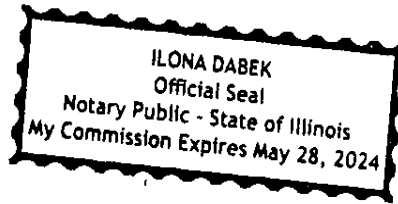


Signature: Grantor or Agent


Subscribed and sworn to before
me John C Dabek
this 12th day of August, 2023



Notary Public

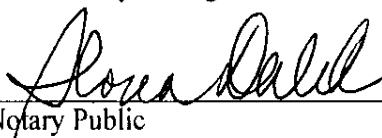


The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

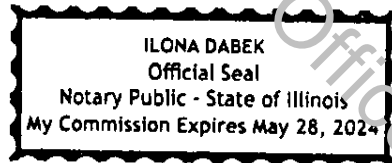


Signature: Grantee or Agent

Subscribed and sworn to before
me John C Dabek
this 12th day of August, 2023



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 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.]