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DEED IN TRUST



MAIL TO:
James C. Wagner - Attorney
960 Route 22 - Suite 210
Fox River Grove, IL 60021

Doc# 2325433171 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/11/2023 02:08 PM PG: 1 OF 5

NAME & ADDRESS
OF TAXPAYER:
RICHARD F. WAGNER AND
LOIS A. WAGNER,
As Co-Trustees
3 Attleboro on Auburn
Rolling Meadows, IL 60008

RECORDER'S STAMP

The Grantors, RICHARD WAGNER AND LOIS WAGNER, his wife, of the City of Rolling Meadows, County of Cook and State of Illinois, for and in consideration of Ten and no/100 dollars and other good and valuable considerations in hand paid, convey and quit claims unto RICHARD F. WAGNER AND LOIS A. WAGNER, as Co-Trustees of the Declaration of Trust Living Trust of RICHARD F. WAGNER AND LOIS A. WAGNER, dated August 14, 2023 (hereinafter referred to as "said Trustee", regardless of the number of trustees,) of 3 Attleboro on Auburn, Rolling Meadows, IL 60008, not as Joint Tenants or Tenants in Common but that the interests of the husband and wife to the homestead property are to be held as *Tenants by the Entirety* and unto all and every successor or successors, in trust, under said trust declaration, the following described real estate in the County of Cook and the State of Illinois, to wit:

See Legal Description attached

Permanent Index Number(s): 02-35-210-129-0000

Property Address: 3 Attleboro on Auburn, Rolling Meadows, IL 60008

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 re-subdivide 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 99 years and to renew or extend leases and 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

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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 consideration 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.

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.

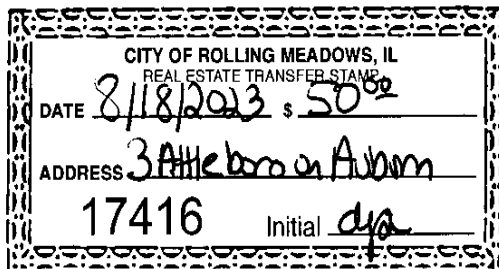
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

THE PREPARER OF THIS INSTRUMENT WAS NEITHER FURNISHED WITH, NOR REQUESTED TO REVIEW, AN ABSTRACT OF THE DESCRIBED PROPERTY AND, THEREFORE, EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his or her hand and seal this 14th day of August, 2023.

Richard Wagner (Seal)
RICHARD WAGNER

Lois Wagner (Seal)
LOIS WAGNER, his wife



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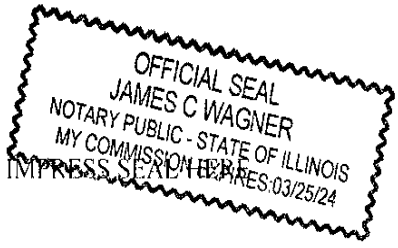
State of Illinois)
) SS
County of McHenry)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that RICHARD WAGNER AND LOIS WAGNER, his 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 signed, sealed and delivered 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 14th day of August, 2023.

James C Wagner
Notary Public

My commission expires on March 25, 2024



COOK COUNTY - ILLINOIS TRANSFER STAMP

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) SECTION 4. REAL ESTATE TRANSFER ACT.

NAME AND ADDRESS OF PREPARER:

James C. Wagner - Attorney
960 Route 22 - Suite 210
Fox River Grove, Illinois 60021

DATE: August 14, 2023

James C Wagner
Buyer, Seller or Representative

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX

07-Sep-2023



COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00

02-35-210-129-0000

20230801615089 | 1-103-728-080

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LEGAL DESCRIPTION

Permanent Index Number:
Property ID: 02-35-210-129-0000

Property Address:
3 Attleboro on Auburn
Rolling Meadows, IL 60008

Legal Description:
LOT 56 IN A RESUBDIVISION OF FAIRFAX VILLGE UNIT 1, A RESUBDIVISION OF PART OF LOT 1 OF LOUCHIOS FARMS SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

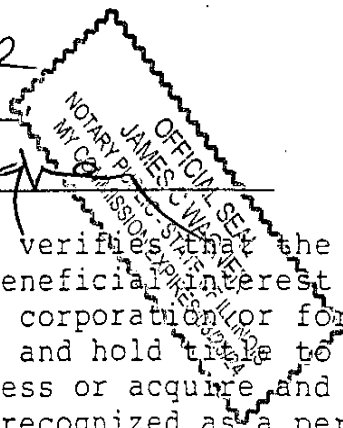
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his 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 title to real estate under the laws of the State of Illinois.

Dated August 14, 2023 Signature: Lois A. Wagner
Grantor or Agent

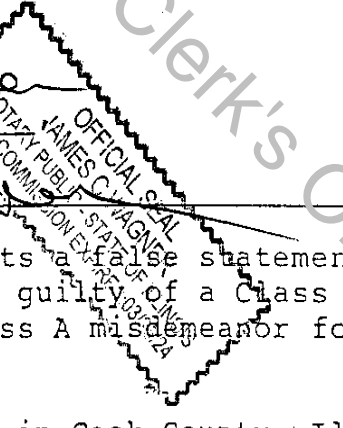
Subscribed and sworn to before me by the said Lois A. WAGNER this 14th day of August 2023.
Notary Public James C. Wagner



The grantee or his agent affirms and verifies that 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.

Dated August 14, 2023 Signature: Lois A. Wagner
Grantee or Agent

Subscribed and sworn to before me by the said Lois A. Wagner this 14th day of August 2023.
Notary Public James C. Wagner



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