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**DEED IN TRUST
Tenancy by the Entirety
(Illinois)**

Doc#. 2328610072 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/13/2023 10:20 AM Pg: 1 of 4

MAIL TO:

Dec ID 20231001645591
ST/CO Stamp 2-083-451-856

**Neil J. Kaiser
Law Office of Neil J. Kaiser, Ltd.
716 Lee Street
Des Plaines, IL 60016**

NAME & ADDRESS OF TAXPAYER:

**Paul A. Petersen
Jean M. Petersen
4115 Dixon Drive
Hoffman Estates, IL 60192**

THE GRANTORS, **PAUL A. PETERSEN and JEAN M. PETERSEN**, husband and wife, of the Village of Hoffman Estates, State of Illinois, for and in consideration of Ten & no/100 Dollars, and other good and valuable considerations, in hand paid, **CONVEY and WARRANT** to: **PAUL A. PETERSEN and JEAN M. PETERSEN**, husband and wife, as trustees of the Paul A. Petersen and Jean M. Petersen Joint Tenancy Living Trust dated December 7, 2007, of which Paul A. Petersen and Jean M. Petersen are primary beneficiaries, said beneficial interest to be held not as joint tenants or tenants in common but as **TENANTS BY THE ENTIRETY**, 4115 Dixon Drive, Hoffman Estates, Illinois (hereinafter referred to as "said trustee," regardless of the number of trustees), grantees, 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 18 in Block 8 in Winston Knolls, Unit Number 2, being a subdivision of parts of Sections 19, 20, 29 and 30, Township 42 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded in the Recorder's Office of Cook County, Illinois, on April 14, 1969, as Document Number 20809713, in Cook County, Illinois.

Permanent Real Estate Index Number: 02-20-308-018-0000

Address of Real Estate: 4115 Dixon Drive, Hoffman Estates, IL 60192

TO HAVE AND TO HOLD the said real estate, being the homestead property of the grantees, with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth, not as joint tenants or tenants in common but as **TENANTS BY THE ENTIRETY** forever.

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Exempt under provisions of paragraph (e) of Real Estate
Transfer Tax Law, 35 ILCS 200/31-45.

9/26/23

Date

Grantor, Grantee or Agent

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; 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 another trustee or to a successor or successor 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 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 99 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.

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.

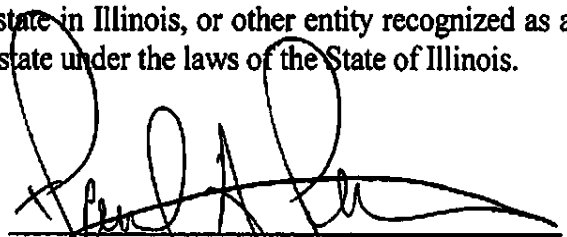
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STATEMENT BY GRANTOR AND GRANTEE

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 September 26, 2023.

Signature:



Grantor or Agent

Subscribed and sworn to before me by the said Paul A. Petersen, this 26th day of September, 2023.



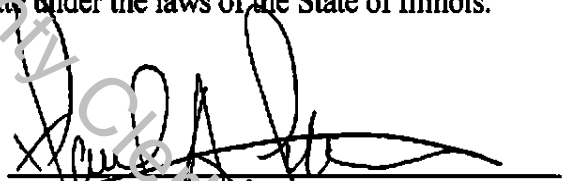
Notary Public



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 September 26, 2023.

Signature:



Grantee or Agent

Subscribed and sworn to before me by the said Paul A. Petersen, this 26th day of September, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)