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First American Title Insurance Company

QUIT CLAIM DEED IN TRUST Individual to Living Trust

Doc#: 2335333146 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/19/2023 11:15 AM Pg: 1 of 3

Dec ID 20231201697628
ST/CO Stamp 1-171-017-776

THE GRANTORS, **Fred J. Hendricks and Lynn Hendricks**, husband and wife, of the Village of Elk Grove, County of Cook, State of Illinois 60007, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to THE GRANTEES, **Fred J. Hendricks and Lynn M. Hendricks**, as Co-Trustees of the **Fred J. Hendricks Revocable Trust** dated **November 20, 2023**, of 1667 Salem Ct., Elk Grove, Illinois 60007, of the County of Cook, an undivided 50% interest in the following described Real Estate, and to **Lynn M. Hendricks and Fred J. Hendricks**, as Co-Trustees of the **Lynn M. Hendricks Revocable Trust** dated **November 20, 2023**, of 1667 Salem Ct., Elk Grove, Illinois 60007, of the County of Cook, an undivided 50% interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 176 IN WINSTON GROVE SECTION 23A, BEING A SUBDIVISION IN PARTS OF SECTION 25 AND 26, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. RECORDED JULY 31, 1978 AS DOCUMENT NO. 24569901 IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 07-25-317-023-0000

Address(es) of Real Estate: 1667 Salem Ct., Elk Grove, Illinois 60007

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 20 day of Nov., 20 23.


Fred J. Hendricks

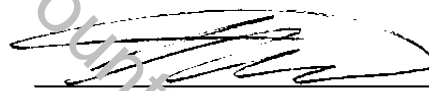

Lynn Hendricks

STATE OF ILLINOIS, COUNTY OF DuPage ss.

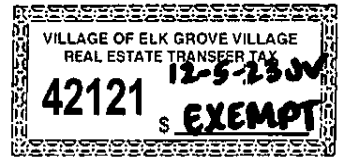
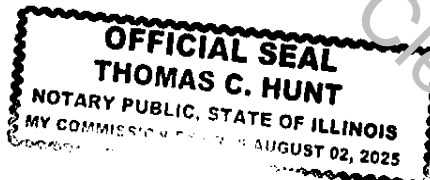
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **Fred J. Hendricks and Lynn Hendricks**, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered 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 official seal, this 20 day of Nov., 20 23.

Commission expires 8-2-25, 20 25.

 (Notary Public)

Prepared by:
Thomas Casey Hunt
Hunt & Subach, Ltd.
1035 S. York Rd.
Bensenville, IL 60106



Mail to:
Thomas Casey Hunt
Hunt & Subach, Ltd.
1035 S. York Rd.
Bensenville, IL 60106

Exempt under provisions of Paragraph 2
Section 4 of the Real Estate Transfer Tax Act.
11/20/23
Date Buyer, Seller or Representative

Name and Address of Taxpayer:
Fred J. Hendricks Revocable Trust
Lynn M. Hendricks Revocable Trust
1667 Salem Ct.
Elk Grove, IL 60007

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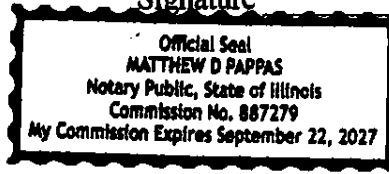
STATEMENT BY GRANTOR AND GRANTEE


The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in 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 11-20-2023

Signature 

Subscribed and sworn to before me by the said grantor/agent the date above written



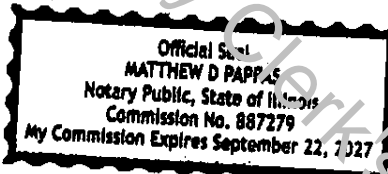
NOTARY PUBLIC 

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 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.

Date 11-20-2023

Signature 

Subscribed and sworn to before me by the said grantor/agent the date above written



NOTARY PUBLIC 

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.