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Doc#: 2403006214 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/30/2024 03:31 PM Pg: 1 of 5

Dec ID 20240101623751

WARRANTY DEED IN TRUST

MAIL TO:

Alfred S. Lee
MACDONALD, LEE & SENECHALLE, LTD.
2300 Barrington Rd., Ste. 220
Hoffman Estates, IL 60169

NAME & ADDRESS OF TAXPAYER:

Daniel J. Benway
3806 Ashley Court
Rolling Meadows, IL 60008

THE GRANTOR, Daniel J. Benway, a single man, of 3806 Ashley Court, City/Village of Rolling Meadows, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to the GRANTEE, DANIEL J. BENWAY, of 3806 Ashley Court, Rolling Meadows, in the County of Cook, in the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated December 22, 2023, and known as the DANIEL J. BENWAY TRUST (hereinafter referred to as "said trustee" regardless of the number of trustees), of which he is the settler, sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement, the following described real estate situated in the County of Cook and State of Illinois, to wit:


PARCEL 1: THAT PART OF LOTS 14 - 19 IN TOWNHOMES OF WESTMINSTER, BEING A SUBDIVISION IN THE EAST OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MAY 18, 2000 AS DOCUMENT NO. 00358653, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOTS 14 - 19; THENCE NORTH 66 DEGREES, 26 MINUTES 00 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 23 DEGREES 34 MINUTES, 00 SECONDS EAST, A DISTANCE OF 62.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 23 DEGREES, 34 MINUTES 00 SECONDS EAST, A DISTANCE OF 30.00 FEET; THENCE SOUTH 66 DEGREES, 26 MINUTES, 00 SECONDS EAST, A DISTANCE OF 50 FEET; THENCE SOUTH 23 DEGREES, 34 MINUTES 00 SECONDS WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 66 DEGREES 26 MINUTES, 00 SECONDS WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS OVER LOT 29 AS CONTAINED IN THE PLAT OF TOWNHOMES OF WESTMINSTER AND IN THE DECLARATION OF RESTRICTIONS AND COVENANTS RECORDED MAY 18, 2000 AS DOCUMENT 00358674.

Exempt under provisions of Paragraph E, Sec. 4, of the Real Estate Transfer Act.

12/22/23

Date


Grantor or Agent

Permanent Real Estate Index Number(s) 02-26-412-023-0000

Address(es) of Real Estate: 3806 Ashley Court, Rolling Meadows, Illinois 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.

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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 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 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 obligated 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 obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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, hers or their predecessor in trust.

The interest of each and every beneficiary hereunder and 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.

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this December 22, 2023.



 DANIEL J. BENWAY

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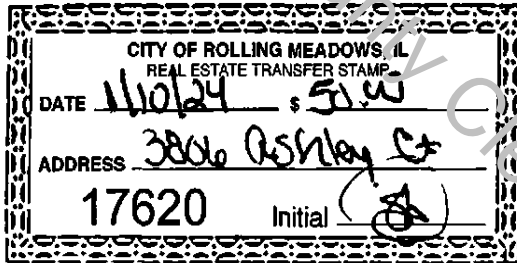
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DANIEL J. BENWAY, 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 this person signed, sealed and delivered the said instrument as this person's 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 notary seal, this December 22, 2023

[Signature]
Notary Public

Prepared by Alfred S. Lee, MacDonaid, Lee & Senechalle, Ltd., 2300 Barrington Rd., Ste. 220, Hoffman Estates, IL 60169, 847-310-0025



Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

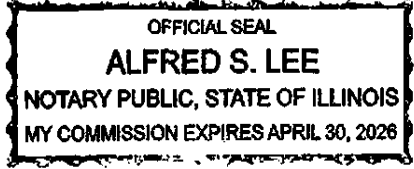
The grantor or the grantor's agent affirms that, to the best of the grantor's knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold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

December 22, 2023
Date

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by said Grantor
this 22nd day of December, 2023

[Handwritten Signature]
Notary Public



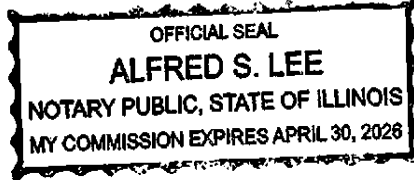
The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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.

December 22, 2023
Date

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by said Grantee
this 22nd day of December, 2023

[Handwritten Signature]
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.)

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PLAT ACT AFFIDAVIT METES AND BOUNDS DESCRIPTIONS

STATE OF ILLINOIS

} SS

COUNTY OF

Jennifer Zitko, Agent being duly sworn on oath, states that

Business address
the affiant resides at 2300 Barrington Road, Ste 220, Hoffman Estates, IL 60169 and further

states that (please check the appropriate box):

That the attached deed is not in violation of 765 ILCS 205/1 (a), in that the sale or exchange is of an entire tract of land not being a part of a larger tract of land; or

That the attached deed is not in violation of 765 ILCS 205/1 (b) for one of the following reasons:
(please circle the appropriate number)

1. The division or subdivision of land into parcels or tracts of 5.0 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The preparation of a plat for wind energy devices under Section 10-620 of the Property Tax Code.

Affiant further states that he makes this affidavit for the purpose of inducing the County Recorder of COOK COUNTY ILLINOIS to accept the attached deed for recording.

SUBSCRIBED AND SWORN TO BEFORE ME

this 4th day of June 2024

Jaron Cano
Notary Public

Jennifer Zitko
Signature of Affiant

