

# UNOFFICIAL COPY

4347-19243

Doc#: 2405206125 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/21/2024 11:33 AM Pg: 1 of 4

## DEED IN TRUST

Dec ID 20230901615759  
ST/CO Stamp 0-900-604-464

The GRANTORS, **Thomas Willert** and **Barbara Willert** a married couple who reside in **Elk Grove Village, County of Cook, State of Illinois**, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM to **Thomas Allen Willert**, as trustee of the **THOMAS ALLEN WILLERT TRUST**, dated **August 31, 2023**, as amended from time to time, of **1517 William Clifford Lane, Elk Grove Village, IL 60007**, as to an undivided 50% interest, and **Barbara Jean Willert** as trustee of the **BARBARA JEAN WILLERT TRUST**, dated **August 31, 2023**, as amended from time to time, of **1517 William Clifford Lane, Elk Grove Village, IL 60007**, as to an undivided 50% interest, as tenants in common, and to any and all successors as Trustee appointed under said Trust Agreements, or who may be legally appointed, the following described real estate: (Please See Schedule A)

Permanent Index Number (PIN): 07-36-409-032-0000

Address of Real Estate: 1517 William Clifford Lane, Elk Grove Village, IL 60007

TO HAVE AND TO HOLD said real estate and appurtenances hereto 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 inquire 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 instrument 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.

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.

The Grantors hereby waive and release any and all right, title, interest 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.

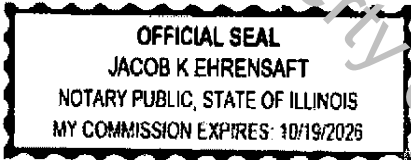
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DATED this 31<sup>st</sup> day of August, 2023  
Thomas Willert  
Thomas Willert

DATED this 31 day of August, 2023  
Barbara Willert  
Barbara Willert

State of Illinois, County of Cook SS.

I the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that **Thomas Willert** and **Barbara Willert**, a married couple who reside in the County of Cook, Elk Grove Village, State of Illinois, personally known to me to be the same persons whose names are subscribed to the forgoing 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.

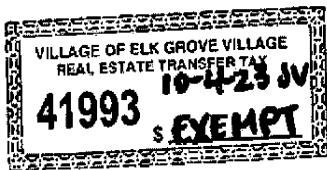


Given under my hand and official seal, this 31 day of August, 2023  
Commission expires 10/19/2026  
Jacob K Ehrensaft  
Notary Public

Exempt under provisions of paragraph e, Section 31-45, Real Estate Transfer Tax Act

August 31, 2023  
Dated

Jacob K Ehrensaft  
Attorney for Grantor



Prepared By & Mail To: Jacob K. Ehrensaft, Esq.  
LAW OFFICES OF JACOK K EHRENSAFT LLC  
241 Golf Mill Professional Building, STE 800  
Niles, IL 60714

SEND SUBSEQUENT TAX BILLS TO:  
Thomas Willert & Barbara Willert  
1517 William Clifford Lane  
Elk Grove Village, IL 60007

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## SCHEDULE A

**Legal Description:** LOT 30 IN BLOCK 4 IN ELK GROVE VILLAGE SECTION 19, BEING A SUBDIVISION IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF, RECORDED IN THE RECORDER'S OFFICE IN COOK COUNTY, ILLINOIS ON AUGUST 6, 1973 AS DOCUMENT #22426695

**Permanent Index Number (PIN):** 07-36-409-032-0000

**Address of Real Estate:** 1517 William Clifford Lane, Elk Grove Village, IL 60007

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent(s) affirm and verify that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either a natural persons, 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 31, 2023

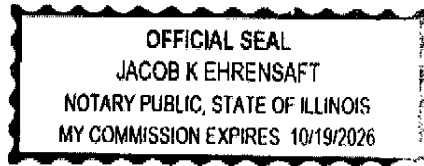
Signed: [Signature]  
Grantor, **Thomas Willert**, individually

Dated: August 31, 2023

Signed: [Signature]  
Grantor, **Barbara Willert**

Subscribed and sworn to before me on

August 31, 2023  
[Signature]  
Notary Public



The grantees or their agent(s) affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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 31, 2023

Signed: [Signature]  
Grantee, **Thomas Allen Willert** as trustee of the  
**THOMAS ALLEN WILLERT TRUST**,  
dated August 31, 2023, as amended from time to time

Dated: August 31, 2023

Signed: [Signature]  
Grantee, **Barbara Jean Willert** as trustee of the  
**BARBARA JEAN WILLERT TRUST**,  
dated August 31, 2023, as amended from time to time

Subscribed and sworn to before me on

August 31, 2023  
[Signature]  
Notary Public

