

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

Record & Mail Document to:

Anthony Pavone
Pavone Law Group, P.C.
255 E. Lake Street, Suite 301
Bloomington, IL 60108

Mail Tax Bill to:

Peter Munson
Yuki Munson
1107 E. Crabtree Drive
Arlington Heights, IL 60004



2405728008

Doc# 2405728008 Fee \$93.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/26/2024 11:12 AM PG: 1 OF 4

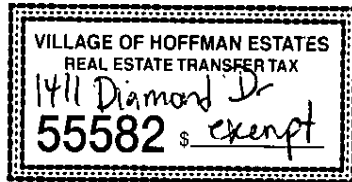
The above space for recorder's use only

THIS INDENTURE, WITNESSETH, THAT the Grantors, **Peter Munson and Yuki Munson**, as Husband and Wife, of the City of Hoffman Estates, County of Cook and the State of Illinois, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey and Warrant to **YUKI MUNSON and PETER MUNSON**, as Trustees, or their successors in interest, of the **Yuki Munson Living Trust dated August 6, 2019, and any amendments thereto**, (Grantee's Address: 1107 E. Crabtree Drive, Arlington Heights, IL 60004), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 26 IN PLAT OF SUBDIVISION HEARTHSTONE UNIT 2, RECORDED AS DOCUMENT NUMBER 91-005615 BEING PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Pin No: 02-19-150-026-0000

Property Address: 1411 Diamond Drive, Hoffman Estates, IL 60192



Exempt under the provisions of Paragraph E, Section 31-45, Real Estate Transfer Tax Law
Date: December 4, 2023

Buyer, Seller or Representative

S Y
P 4
S I
SC Y
INT AL

REAL ESTATE TRANSFER TAX		23-Feb-2024
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
02-19-150-026-0000 20240201635649 0-857-395-760		

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Subject to covenants, conditions, restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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 the present or in the 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 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.

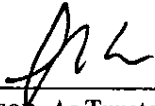
In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced 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.

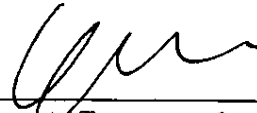
And the said grantor hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

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In Witness Whereof, the grantor aforesaid has hereunto set their hand and seal dated 4th day of December, 2023.



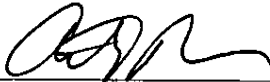
Peter Munson, As Trustee as aforesaid



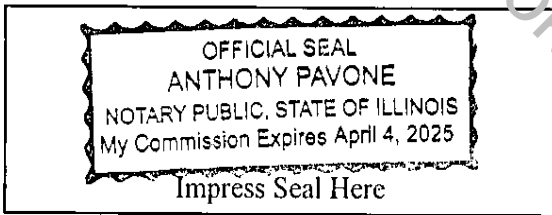
Yuki Munson, As Trustee as aforesaid

State of Illinois)
County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that **PETER MUNSON and YUKI MUNSON** are personally known to me to be the same person 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 notarial seal this 4th day of December, 2022.



Notary Public



YUKI MUNSON and PETER MUNSON, as Trustees, of the **Yuki Munson Living Trust Dated August 6, 2019 and any amendments thereto**, hereby acknowledges and accepts this conveyance into the said trust.



Yuki Munson, As Trustee as aforesaid

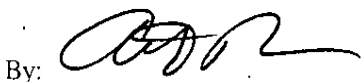


Peter Munson, As Trustee as aforesaid

This instrument prepared by Anthony Pavone, 255 E. Lake Street, Suite 301 Bloomingdale, IL 60108.

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES HEREIN. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION AS I DID NOT EXAMINE THE TITLE OF THE PROPERTY INVOLVED.

PAVONE LAW GROUP, P.C.



By: _____
Anthony Pavone, Attorney at Law

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her 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.

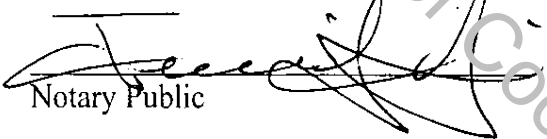
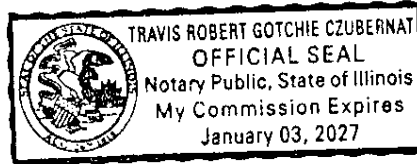
Dated: December 4, 2023

Signature:



Grantor or Agent

Subscribed and Sworn to be me by the said grantor on December 4, 2023


Notary Public

The grantee or their agent affirms that, to the best of her 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.

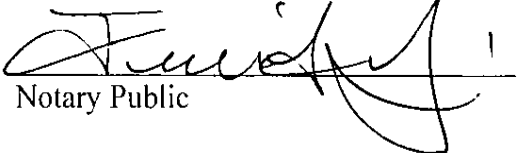
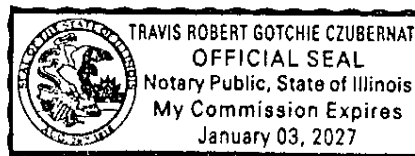
Dated: December 4, 2023

Signature:



Grantee or Agent

Subscribed and Sworn to be me by the said grantee on December 4, 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 31-45 of the Illinois Real Estate Transfer Tax Act.)