

# UNOFFICIAL COPY

DEED IN TRUST

Doc#: 2407420551 Fee: \$107.00

KARENA YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/14/2024 3:56 PM Pg: 1 of 3

Doc ID 20240201636473

ST/Co Stamp 0-791-165-488 ST Tax \$0.00 CO Tax \$0.00

GRANTORS, Mark Wilhelm and Susan M. Wilhelm, husband and wife, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, QUIT CLAIM AND CONVEY to the grantees:

Mark Wilhelm and Susan M. Wilhelm, as Co-Trustees under the provisions of the Mark Wilhelm and Susan M. Wilhelm Declaration of Trust Dated February 15, 2024, of which

====For Recorder's Use====

Mark Wilhelm and Susan M. Wilhelm are the settlors, trustees and primary beneficiaries of said trust and unto all and every successor or successors in trust under said trust agreement, with said beneficial interest of Mark Wilhelm and Susan M. Wilhelm, as husband and wife to the homestead property to be held as TENANTS BY THE ENTIRETY, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

See attached Exhibit A.


Permanent Index Number: 02-16-408-023-0000


Property Address: 115 N. Crescent Avenue, Palatine, IL 60067

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 said premises not in Tenancy in Common, not in Joint Tenancy but in TENANCY BY THE ENTIRETY forever.

Exempt under provisions of Paragraph e Section 4, Real Estate Transfer Act."

DATED this 15 day of February, 2024.

Date 02-15-24 Sign. 

 (SEAL)

Mark Wilhelm

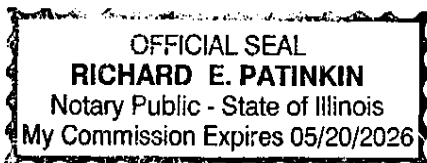
 (SEAL)


Susan M. Wilhelm

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF LAKE )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mark Wilhelm and Susan M. Wilhelm, husband and wife, 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 notary seal, this 15 day of February, 2024.



  
Notary Public

Prepared By and

Return To: Richard E. Patinkin, Patinkin & Patinkin, Ltd., 89 Lincolnwood Rd, Highland Park, IL 60035

Tax Bill To: Mark Wilhelm and Susan M. Wilhelm, Co-Trustees, 115 N. Crescent Avenue, Palatine, IL 60067

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Exhibit A

Lot 20 in Crescentwood Subdivision, being a resubdivision of Lots 1, 3 and 4 in Block 7 and Lots 6, 7, 8 in Arthur T. McIntosh and Company's Chicago Avenue Farms, being subdivision in the Southeast 1/4 of Section 16, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, 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 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 present or in 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 period 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 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 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 predecessors 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Title is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the word "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

### GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 02 | 15 | 2024

SIGNATURE: [Signature]  
GRANTOR or AGENT

### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature

Subscribed and sworn to before me, Name of Notary Public:

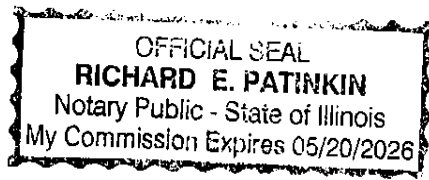
RICHARD E. PATINKIN

By the said (Name of Grantor): MARK WILHELM

AFFIX NOTARY STAMP BELOW

On this date of 02 | 15 | 2024

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 02 | 15 | 2024

SIGNATURE: [Signature] Trustee  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature

Subscribed and sworn to before me, Name of Notary Public:

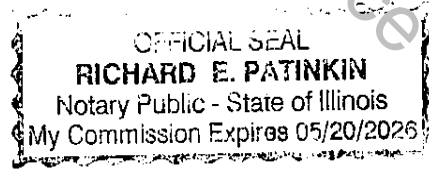
RICHARD E. PATINKIN

By the said (Name of Grantee): SUSAN M. WILHELM TRUSTEE

AFFIX NOTARY STAMP BELOW

On this date of 02 | 15 | 2024

NOTARY SIGNATURE: [Signature]



**CRIMINAL LIABILITY NOTICE**  
Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 provisions of the **Illinois Real Estate Transfer Act (35 ILCS 200/Art. 31)**)