

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST Tenancy By The Entirety

Doc#: 2408024653 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/20/2024 3:56 PM Pg: 1 of 4

Dec ID 20240301659063

### MAIL TO:

Charles F. Maupin  
MACDONALD, LEE & SENECHALLE, LTD.  
2300 Barrington Rd., Ste. 220  
Hoffman Estates, IL 60169

### NAME & ADDRESS OF TAXPAYER:

David G. Zabel & Renee M. Zabel  
6115 Russell Drive  
Hoffman Estates, IL 60192

THE GRANTORS, David G. Zabel and Renee M. Zabel, husband and wife, of 6115 Russell Drive, City/Village of Hoffman Estates, 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 GRANTEES, DAVID G. ZABEL, of 6115 Russell Drive, Hoffman Estates, in the County of Cook, in the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated March 1, 2024, and known as the DAVID G. ZABEL 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, as to an undivided Fifty percent (50%) interest, and RENEE M. ZABEL of 6115 Russell Drive, City/Village of Hoffman Estates, in the County of Cook, in the State of Illinois, as Trustee under the provisions of a certain Trust Agreement dated March 1, 2024, and known as the as the RENEE M. ZABEL TRUST, (hereinafter referred to as "said trustee" regardless of the number of trustees), of which she is the settler, sole trustee and the sole primary beneficiary, and unto each and every successor or successors in trust under said trust agreement, as to an undivided Fifty percent (50%) interest, said beneficial interest of David G. Zabel and Renee M. Zabel, as husband and wife, to the homestead property to be held as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook and State of Illinois, to wit:

LOT 8 IN CANTERBURY FARMS BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 7, AND PART OF THE WEST HALF OF SECTION 8, BOTH IN TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 2000 AS DOCUMENT 00868489, AND CERTIFICATE OF CORRECTION RECORDED FEBRUARY 2, 2001 AS DOCUMENT NO. 0010093848, IN THE VILLAGE OF HOFFMAN ESTATES, COOK COUNTY, ILLINOIS.

*Exempt under provisions of Paragraph E, of Section 31-45 of the Real Estate Transfer Tax Law.*

3-1-24

Date

Renee M. Zabel  
Grantor or Agent

Permanent Real Estate Index Number(s) 06-08-108-001-0000

Address(es) of Real Estate: 6115 Russell Drive, Hoffman Estates, Illinois 60192

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 as Tenants By The Entirety.

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

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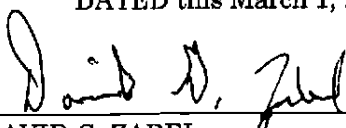
or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor 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.

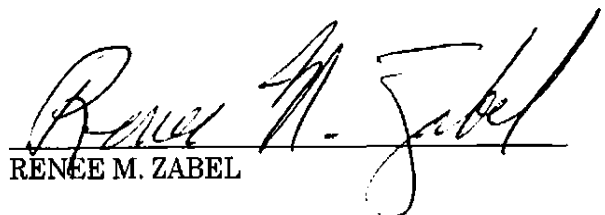
The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder 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. To have and to hold said premises as TENANTS BY THE ENTIRETY.

DATED this March 1, 2024.



DAVID G. ZABEL



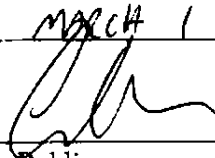
RENEE M. ZABEL

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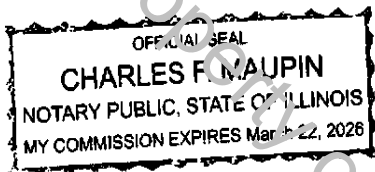
STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that DAVID G. ZABEL and RENEE M. ZABEL, husband and wife, personally known to me to be the same persons whose name 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.

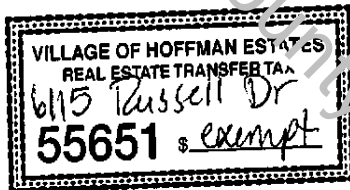
Given under my hand and notary seal, this MARCH 1, 2024.



Notary Public



Prepared by Charles F. Maupin, MacDonald, Lee & Senechalle, Ltd., 2300 Barrington Rd., Ste. 220 Hoffman Estates, IL 60169, 847-810-0025



Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

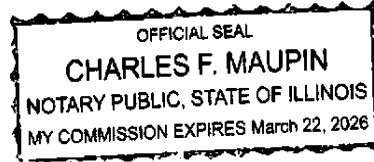
The grantor or the grantor's agent affirms that, to the best of the grantor's knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold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

MARCH 1, 2024  
Date

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by said Grantor  
this 1<sup>st</sup> day of MARCH, 2024.

[Handwritten Signature]  
Notary Public



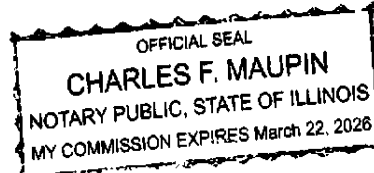
The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in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

MARCH 1, 2024  
Date

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by said Grantee  
this 1<sup>st</sup> day of MARCH, 2024.

[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.)