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DEED IN TRUST

MAIL TO:

M/M NICHOLAS G. SAWYER
634 E. WILTON COURT
PALATINE, IL 60074

Doc#: 2408624081 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/26/2024 1:43 PM Pg: 1 of 5

Dec ID 20240301650291

ST/Co Stamp 0-899-081-776 ST Tax \$0.00 CO Tax \$0.00

SEND TAX BILLS TO:

NICHOLAS G. SAWYER
634 E. WILTON COURT
PALATINE, IL 60074

THIS INSTRUMENT WITNESSETH that the Grantor(s), NICHOLAS G. SAWYER and CHARMAINE J. SAWYER, 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 valuable considerations, receipt of which is acknowledged, do hereby convey and quit claim to:

NICHOLAS G. SAWYER and CHARMAINE J. SAWYER, AS TRUSTEES
634 E. WILTON COURT, PALATINE, IL 60074

of the County of Cook, State of Illinois, under the provisions of a trust agreement dated the 5th day of March, 2024 known as the " NICHOLAS G. SAWYER and CHARMAINE J. SAWYER REVOCABLE TRUST, NUMBER 1" the following described real estate in Cook County, State of Illinois, to wit:

SEE ATTACHED

ADDRESS OF PROPERTY: 634 E. WILTON COURT
PALATINE, IL 60074

P. I. N.: 02-14-203-024-0000

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 is hereby granted to said Trustees 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 Trustees; to donate, to dedicate, to mortgage, to 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 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


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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 consideration 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.

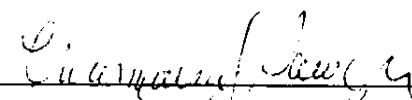
In no case shall any party dealing with said Trustees in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, 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 Trustees, 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 Trustees 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 conveyance 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 conveyance and in said trust agreement or in any amendment thereof and is binding upon all beneficiaries thereunder; (c) that said Trustees were 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.

IN WITNESS WHEREOF, this Quit Claim Deed to the Trustees of Land Trust is executed by the aforementioned Grantors, this 5th day of March, 2024.



NICHOLAS G. SAWYER



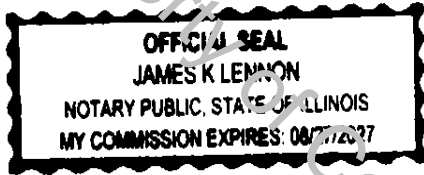
CHARMAINE J. SAWYER

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STATE OF ILLINOIS)
)
 COOK COUNTY) ss

I, the undersigned, a Notary Public, in and for said County and State aforesaid. DO HEREBY CERTIFY THAT NICHOLAS G. SAWYER and CHARMAINE J. SAWYER, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 5th day of March, 2024.



James K. Lennon

 Notary Public

This instrument was prepared by: James K. Lennon, 675 N. North Ct. Suite 240, Palatine, IL 60067

AFFIX TRANSFER STAMPS ABOVE

Or

This transaction is exempt under provisions of Paragraph 45, Section E, Real Estate Transfer Tax Law. March 5, 2024.

Nicholas G. Sawyer

 Buyer, Seller or Representative

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LEGAL DESCRIPTION

LOT 86 IN WILLOW WOODS BEING A SUBDIVISION OF PART OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 30, 1962, AS DOCUMENT NUMBER 2046942, IN COOK COUNTY, ILLINOIS

ADDRESS OF PROPERTY: 634 E. WILTON COURT
PALATINE, IL 60074

P. I. N.: 02-14-203-024-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

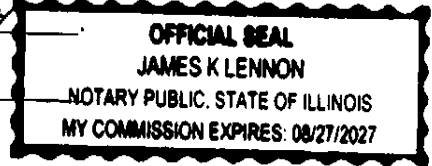
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 3-5-24

Signature Nicholas J. Surges
Grantor or Agent

Subscribed and sworn to before me by the said GRANTOR affiant
this 5th day of MARCH, 2024

Notary Public James K. Lennon



The grantee or his 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, 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 3-5-24

Signature Nicholas J. Surges
Grantor or Agent

Subscribed and sworn to before me by the said GRANTEE affiant
this 5th day of MARCH, 2024

Notary Public James K. Lennon



Note: Any person who knowingly submits a false statement concerning the identity of the 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.)