

UNOFFICIAL COPY

DEED IN TRUST

Doc#: 2411714020 Fee: \$107.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/26/2024 9:27 AM Pg: 1 of 6

MAIL TO:

Heather B. Kroencke
Zanck, Coen, Wright & Saladin, P.C.
40 Brink Street
Crystal Lake, IL 60014

Doc ID 20240401681857

FORWARD ALL FUTURE

TAX BILLS TO:

Elizabeth A. Orsi, Trustee
905 Blackhawk Drive
Elgin, Illinois 60120

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, ELIZABETH ANN ORSI, an unmarried woman, of the County of Cook and State of Illinois, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, Convey(s) and QUIT CLAIMS UNTO ELIZABETH A. ORSI, as trustee of the ELIZABETH A. ORSI TRUST dated March 14, 2024, of 905 Blackhawk Drive, Elgin, County of Cook and State of Illinois, (hereinafter referred to as "said trustee" regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement all interest in the following described real estate in the County of McHenry, State of Illinois, to-wit:

LOT 15 IN BENT TREE VILLAGE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE WEST HALF OF SECTION 07, TOWNSHIP 41 NORTH, RANGE 09, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes not due and payable at the time of closing; special assessments confirmed after this contract date; building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeds, lateral and drain title pipe or other conduit.

Permanent Index No: 06-07-124-004-0000

Address of real estate: 905 Blackhawk Drive, Elgin, Illinois 60120

TO HAVE AND TO HOLD 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

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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 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 changes 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 owing 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 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 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.

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

And the said grantor(s) hereby expressly waive(s) and release(s) 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, said Grantor have caused their names to be signed to these presents this 14 day of March, 2024.

SIGNATURE OF GRANTOR:

[Signature]
ELIZABETH ANN ORSI, Grantor

ACCEPTANCE BY GRANTEE/TRUSTEE:

We, ELIZABETH A. ORSI, as trustee of the ELIZABETH A. ORSI TRUST dated March 14, 2024, hereby accept the conveyance of the property described in this instrument to said Trust.

[Signature]
ELIZABETH A. ORSI, Trustee

STATE OF ILLINOIS)
) SS.
COUNTY OF MCHENRY)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ELIZABETH A. ORSI, 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 foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of March, 2024

[Signature]
Notary Public



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COOK COUNTY ILLINOIS TRANSFER
STAMP EXEMPT UNDER PROVISIONS OF
SECTION 200/31-45(e) of the ILLINOIS REAL-
ESTATE TRANSFER ACT.

DATE: 3/14/24

Heather Kroencke
Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:

Heather B. Kroencke
ZANCK, COEN, WRIGHT & SALADIN, P.C.
40 Brink St.
Crystal Lake, IL 60014
(815) 459-8800

**This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

Property of Cook County Clerk's Office

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CITY OF ELGIN

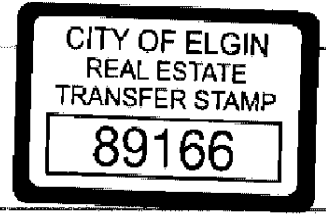
REAL ESTATE TRANSFER STAMP APPLICATION FORM

4/25/24
Date of Filing with City

(FOR RECORDER'S USE ONLY)

Recorder or Registrar's Deed # _____

Date Recorded: _____



CHECK APPROPRIATE BOX(ES)

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single Family Resident | <input type="checkbox"/> Commercial |
| <input type="checkbox"/> Condo, Co-op, or Town Home | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> 2 or 3 Unit (Residential) | <input type="checkbox"/> Vacant Land |
| <input type="checkbox"/> 4 or More Unit (Residential) | <input type="checkbox"/> Other (Attach Description) |

INSTRUCTIONS:

This form must be filled out completely, signed by at least one of the grantors (sellers) or agent, and presented to the Finance Department, 150 Dexter Court, Elgin, IL 60120, at the time of the request for the real estate transfer stamp, as required by the City of Elgin Real Estate Transfer Ordinance. Also, a copy of the deed and the Illinois Tax Declaration form must be submitted with the request. The stamp must be affixed to the deed when the title is recorded with the County.

All requests for mailing of the transfer stamp must be accompanied by a self-addressed, stamped envelope

Please email all documents to Transferstamp@cityofelgin.org

For additional information, please call 311 (in Elgin) or 847-531-6001 Monday through Friday, 7:00 AM to 5:00 PM

Address of Property 905 Blackhawk Drive 60120
Street Zip Code

Permanent Property Index No.: 06-07-124-004-0000

Date of Deed 3/14/24 Type of Deed: Deed in Trust

We hereby declare the above facts contained in this declaration to be true and correct.

GRANTOR

ELIZABETH ANN ORSI 905 Blackhawk Drive, Elgin IL 60120
Name Address, City, State, Zip
[Signature] 3/14/24
Signature Date Signed

GRANTEE

ELIZABETH A. ORSI TRUST dated March 14, 2024 905 Blackhawk Drive, Elgin IL 60120
Name Address, City, State, Zip
[Signature] 3/14/24
Signature Date of Signature

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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: 3 | 14 | 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:

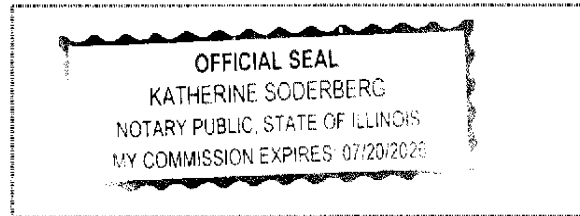
Katherine Soderberg

By the said (Name of Grantor): Elizabeth A. Orsi
Heather B. Kroencke, Agent

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 14 | 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: 3 | 14 | 2024

SIGNATURE: [Signature]
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:

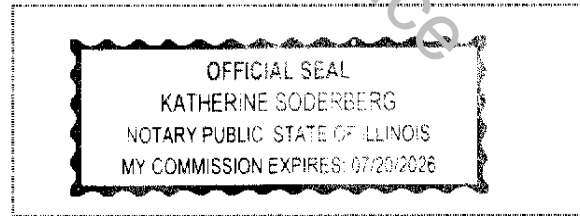
Katherine Soderberg

By the said (Name of Grantee): Elizabeth A. Orsi
Heather B. Kroencke, Agent

AFFIX NOTARY STAMP BELOW

On this date of: 3 | 14 | 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)**)