

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

### THE GRANTORS,

GLENN J. HERSHENHOUSE  
and DONNA G.  
HERSHENHOUSE, his wife

Doc#: 2413120281 Fee: \$107.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 5/10/2024 3:35 PM Pg: 1 of 4

Doc ID 20240501600031  
ST/Co Stamp 0-091-740-464 ST Tax \$0.00 CO Tax \$0.00

Above space for Recorder's Office only

of the Village of Indian Head Park, County of Cook and State of Illinois, for and in consideration of the sum of (\$10.00) TEN and no/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS to GLENN J. HERSHENHOUSE and DONNA G. HERSHENHOUSE as Co-Trustees under the HERSH75 TRUST, dated May 9, 2024, 11060 Ashbrook Lane, Indian Head Park, Illinois, 60525, of which GLENN J. HERSHENHOUSE and DONNA G. HERSHENHOUSE, husband and wife, are the primary beneficiaries, said beneficial interest to be held as tenancy by the entirety, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:



LOT 39 IN ASHBROOK SUBDIVISION, BEING A SUBDIVISION IN PART OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAN THEREOF RECORDED MAY 1, 1996 AS DOCUMENT 96159610, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 18-17-312-004-0000

Address of Real Estate: 11060 Ashbrook Lane, Indian Head Park, Illinois, 60525

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

REAL ESTATE TRANSFER TAX		10-MAY-2024	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
18-17-312-004-0000		20240501600031   0-091-740-464	

# UNOFFICIAL COPY

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon her removal from the County, SHAWNNA L. MUELLER is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All the covenants, conditions, powers, rights, and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 9th day of May 2024

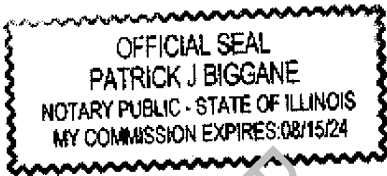
*Glenn J. Hershenshouse* (SEAL)  
GLENN J. HERSHENHOUSE

*Donna G. Hershenshouse* (SEAL)  
DONNA G. HERSHENHOUSE

# UNOFFICIAL COPY

State of Illinois )  
 ) ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GLENN J. HERSHENHOUSE and DONNA G. HERSHENHOUSE, 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 official seal this 9th day of May 2024.

Commission expires 8/15/2024

[Signature]  
NOTARY PUBLIC

This instrument was prepared by Patrick J. Biggane, Attorney at Law, 9924 Walden Parkway, Chicago, Illinois 60643

**MAIL TO:**

Glenn J. Hershenhouse  
11060 Ashbrook Lane  
Indian Head Park, IL 60525

**SEND SUBSEQUENT TAX BILLS TO:**

Glenn J. Hershenhouse  
11060 Ashbrook Lane  
Indian Head Park, IL, 60525

The transfer of title and conveyance herein is hereby accepted by GLENN J. HERSHENHOUSE and DONNA G. HERSHENHOUSE as Co-Trustees under the HERSH75 TRUST, dated May 9, 2024

Dated this 9th day of May 2024.

[Signature] (SEAL)  
GLENN J. HERSHENHOUSE

[Signature] (SEAL)  
DONNA G. HERSHENHOUSE

I hereby declare that this deed represents a transaction exempt under provisions of Paragraph E, Section E, of the Real Estate Transfer Act.

Dated this 9th day of May 2024.

[Signature] (SEAL)  
GLENN J. HERSHENHOUSE

# UNOFFICIAL COPY

## 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: 5 | 9 | 2024

SIGNATURE: Glenn J. Hershenhouse

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:

Patrick J. Biggane

By the said (Name of Grantor): Glenn J. Hershenhouse

On this date of: 5 | 9 | 2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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: 5 | 9 | 2024

SIGNATURE: Donna G. Hershenhouse

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:

Patrick J. Biggane

By the said (Name of Grantee): Donna G. Hershenhouse

On this date of: 5 | 9 | 2024

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



### 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)**