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**DOCUMENT PREPARED BY AND
AFTER RECORDING, MAIL TO:**

Linnea Agner, Esq.
Goldstine, Skrodzki, Russian,
Nemec and Hoff, Ltd.
835 McClintock Drive
Burr Ridge, Illinois 60527

Doc#: 2417624535 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/24/2024 12:23 PM Pg: 1 of 4

Dec ID 20240601635357

FUTURE TAX BILLS TO:

Terry L. Miller, Co-Trustee
Karen A. Miller, Co-Trustee
10 S 381 Argonne Ridge Road
Willowbrook, IL 60527

[For Recorder's Use]

DEED IN TRUST

[ILLINOIS]

THE GRANTORS, Terry L. Miller and Karen A. Miller, husband and wife, of the County of Cook, State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, hereby CONVEY and QUIT CLAIM to **THE GRANTEES** Terry L. Miller and Karen A. Miller (or their designated successors), not individually but as Co-Trustees of the TERRY AND KAREN MILLER TRUST under agreement dated June 20, 2024, a revocable inter vivos trust in which Terry L. Miller and Karen A. Miller, husband and wife, are grantors and primary beneficiaries, to be held not as joint tenants or tenants in common, but as **TENANTS BY THE ENTIRETY**, 13605 Tallgrass Trail, Orland Park, Illinois 60462, all of the interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 11 in Windhaven West Subdivision, being a subdivision in the East ½ of the East ½ of the Northeast ¼ of Section 3, Township 36 North, Range 12, East of the Third Principal Meridian, according to the plat thereof recorded November 27, 2002 as Document No. 0021315681, in Cook County, Illinois.

Permanent Index Number: 27-03-224-002-0000

Address of Real Estate: 13605 Tallgrass Trail, Orland Park, Illinois 60462

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 real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and the Trustee is specifically granted and given the power and authority:
 - (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
 - (b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

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- (c) To execute leases and subleases for terms as long as 200 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;
- (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
- (e) To manage, control and operate said real estate, to collect the rent, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of the TERRY AND KAREN MILLER TRUST under agreement dated June 20, 2024; except to the extent inconsistent with ownership as tenants by the entirety and the provisions of 765 ILCS 1005/1c; and
- (f) Anything herein to the contrary notwithstanding, the Trustee's liability hereunder, under the trust agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto.

2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain trust agreement dated the 20th day of June, 2024, and known as the TERRY AND KAREN MILLER TRUST; except to the extent inconsistent with ownership as tenants by the entirety and the provisions of 765 ILCS 1005/1c.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in any exercise of any powers granted by this deed or the adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the said unrecorded trust agreement and any amendments thereto collateral hereto.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said trust agreement and any amendment thereto collateral hereto shall be personal property only.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

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IN WITNESS WHEREOF, the undersigned have executed and delivered this DEED IN TRUST as of the date set forth below.

Terry L. Miller
Terry L. Miller

Dated: June 20, 2024

Karen A. Miller
Karen A. Miller

Dated: June 20, 2024

STATE OF ILLINOIS)
) SS. ACKNOWLEDGMENT
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Terry L. Miller and Karen A. Miller, 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 and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of June, 2024.

[SEAL]



Linnea Agner
NOTARY PUBLIC

This transaction is **EXEMPT** from transfer taxes under Sec. 4(e) of applicable transfer tax statutes.

Linnea Agner
Grantor/Agent

6/20/2024
[Date]

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STATEMENT BY GRANTOR AND GRANTEE

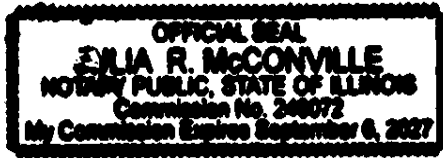
The grantor or their agent affirms that, to the best of their knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: June 20, 2024

By: *Denise Ayne*
Grantor or Agent

Subscribed and sworn to before me
this 20th day of June, 2024

Julia R. McConville
Notary Public



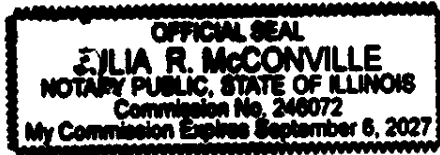
The grantee or their agent affirms and verifies that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: June 20, 2024

By: *Denise Ayne*
Grantee or Agent

Subscribed and sworn to before me
this 20th day of June, 2024

Julia R. McConville
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)