

# UNOFFICIAL COPY

## DEED IN TRUST

96881657

In consideration of Ten Dollars in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, ROBERT J. AHERN and NANCY E. AHERN, husband and wife,

("Grantor"), whose mailing address is 18 Creekside Lane, Barrington Hills, Illinois, 60010, hereby

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transfer, convey and warrant to NANCY E. AHERN as Trustee of an unrecorded trust known as the Nancy E. Ahern Trust under Agreement dated May 18, 1994, (the "Trust Agreement"), and unto her successors in trust under the Trust Agreement, ("Grantee") whose mailing address is 18 Creekside Lane, Barrington Hills, Illinois, 60010, Grantor's entire interests in the real estate described in Exhibit "A" attached hereto and made a part hereof, together with all rights and appurtenances in any manner appertaining or belonging to said real estate ("the property").

TO HAVE AND TO HOLD the property 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 the Trustee to improve the property or any part thereof, to contract to sell, to grant options to purchase, to lease, to sell on any terms and to convey such property or any part thereof.

Full power and authority is hereby granted to the Trustee to manage and protect the property, to convey the property or any part thereof to a successor or successors in trust and to grant to such successor or successors

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in trust of all of the title, estate, powers, and authorities vested in the Trustee, to mortgage, pledge or otherwise encumber such property or any part thereof, 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 property or any part thereof, and to deal with said property and every part thereof in all other ways and for such 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 the Trustee 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 the Trustee, 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 the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the 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 the 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 Deed in Trust and by the 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 Deed in Trust and in the Trust Agreement and binding upon all beneficiaries thereunder; (c) that the 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

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in trust have been properly appointed and fully vested with all the title, estate, rights, powers, authorities, duties and obligations of the original Trustee.

In the event of a vacancy in the trusteeship, a successor Trustee may be designated in writing by the Trustee, and absent such designation, the Trust Agreement provides that the following individuals, in the order named, shall be the successor Trustee: ROBERT J. AHERN, then RYAN J. AHERN, then KERRY C. AHERN.

Nancy E. Ahern and Robert J. Ahern., declare that the premises is marital property and that this conveyance shall not change the character of the premises as marital property.

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IN WITNESS WHEREOF, the Grantor has executed and delivered  
(and Grantee has received and accepted) this Deed in Trust this  
15 day of October, 1996.

Grantor:

Robert J. Ahern  
ROBERT J. AHERN

Nancy E. Ahern  
NANCY E. AHERN

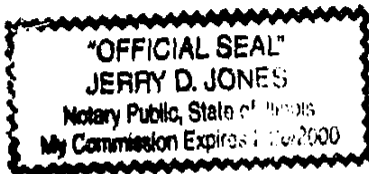
STATE OF ILLINOIS

COUNTY OF KANE

SS.

The foregoing instrument was acknowledged before me this 15<sup>th</sup>  
day of October, 1996, by ROBERT J. AHERN and NANCY E.  
AHERN, as husband and wife.

NOTARIAL SEAL



Jerry D. Jones  
NOTARY PUBLIC

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## EXHIBIT A

LOT #18 IN SUTTON CREEK, BEING A SUBDIVISION OF MUCH OF THE NORTH HALF OF SECTION 21 AND AN EXIGUOUS PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, BOTH IN TOWNSHIP 42 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN # 01-21-207-005-0000

This transaction is **EXEMPT** from transfer tax under the provisions of paragraph (e), Section 4 of the Real Estate Transfer Tax Act.

October 15, 1996

  
Agent for Grantor and Grantee

This Deed was prepared by  
and after recording mail to:

WILSON & McILVAINE  
Attn. Jerry D. Jones  
500 West Madison Street  
37th Floor  
Chicago, Illinois 60661-2511  
(312) 715-5018

Address of Property:

18 Creekside Lane  
Barrington Hills, IL 60010

Send subsequent tax bills to:

Nancy E. Ahern, Trustee  
18 Creekside Lane  
Barrington Hills, IL 60010

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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 November 19, 1996

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 19th day of November, 1996.  
Notary Public *[Handwritten Signature]*



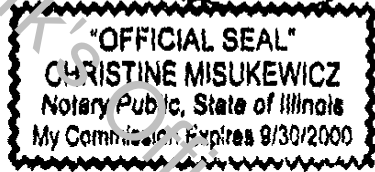
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 November 19, 1996

Signature: \_\_\_\_\_

*[Handwritten Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 19th day of November, 1996.  
Notary Public *[Handwritten Signature]*



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.)

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