

DEED IN TRUST - WARRANTY



THIS INDENTURE WITNESSETH that the Grantors, MYRON H. NERZIG and CAROLYN H. NERZIG, husband and wife, for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, convey and warrant unto MYRON H. NERZIG AND CAROLYN H. NERZIG, Trustees under THE MYRON H. NERZIG AND CAROLYN H. NERZIG-DECLARATION OF TRUST DATED NOVEMBER 16, 1998, the following described real estate in the County of Cook and State of Illinois, to wit:

Parcel 1:

Lot 10 (except the West 78.25 feet, as measured at right angles to the West line thereof) in Evergreen Wood Plat of Planned Unit Development in the North West 1/4 of the North East 1/4 of Section 15, Township 41 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded July 14, 1987 as Document 87388770 in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress for the benefit of parcels 1 through 10 over outlot A in aforesaid Evergreen Wood Planned Unit Development as set forth by Declaration of Covenants, Conditions and Restrictions recorded December 29, 1987 as Document 87679217, in Cook County, Illinois.

Commonly known as 1032 Arbor Court, Mount Prospect, Illinois  
PIN: 08-15-202-025-0000

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.

In no case shall any party dealing with said Trustees in relation to said premises, or to whom said premises 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 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 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 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 Trustees 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 in trust have been properly appointed and are

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fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

And the said Grantors hereby expressly waive and release 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.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 4<sup>th</sup> day of December, 1998:

Myron H. Nerzig (SEAL) MYRON H. NERZIG

Carolyn H. Nerzig (SEAL) CAROLYN H. NERZIG

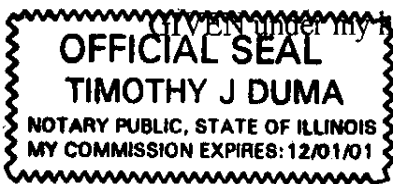
THIS TRANSACTION IS FOR LESS THAN \$100 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

12-4-98 Date

Susan R. Rogers Buyer, Seller or Representative

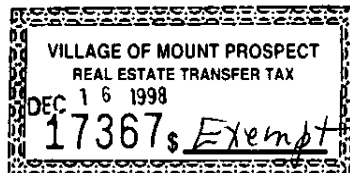
STATE OF ILLINOIS ) ) SS ) COUNTY OF COOK )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MYRON H. NERZIG and CAROLYN H. NERZIG, 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, 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 4 day of December, 1998. [Signature] Notary Public

THIS INSTRUMENT PREPARED BY: RETURN TO: Attorney Susan R. Rogers 616B W. Fifth Avenue Naperville, Illinois 60563 (630) 579-0635 GRANTEE'S ADDRESS/MAIL TAX BILLS TO: Myron H. Nerzig and Carolyn H. Nerzig, Trustees 1032 Arbor Court Mount Prospect, Illinois 60056



STATE OF ILLINOIS )  
 )  
COUNTY OF DUPAGE ) SS

Susan F. Rogers, hereinafter referred to as the affiant deposes and states that the affiant does business/resides at 696 B W. Fifth, Naperville, in the City of \_\_\_\_\_, State of Illinois.

That the affiant is the attorney for/~~officer~~ of the grantor in the deed/~~lease~~ dated 12-4 1998, hereto attached;

That the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes for one of the following reasons:

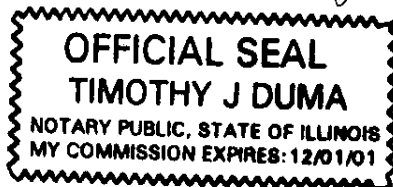
(CIRCLE NUMBER BELOW WHICH IS APPLICABLE TO ATTACHED DEED)

1. The sale or exchange is of an entire tract of land not being part of a larger tract of land.
2. The division or subdivision of land into parcels or tracts of 5 acres or more is size which does not involve any new street or easements of access.
3. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new street or easements of access.
4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other adjoining public utility facilities, which does not involve any new street or easements of access.
6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easement of access.
7. The conveyances of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instrument relating to the vacation of land impressed with a public use.
8. Conveyances made to correct descriptions in prior conveyances.
9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than 2 parts and not involving any new streets or easements of access.

Affiant further states that 5 he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

[Signature]  
SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 9 DAY OF December, 1998.

Susan F. Rogers  
(affiant)



STATEMENT BY GRANTOR AND GRANTEE

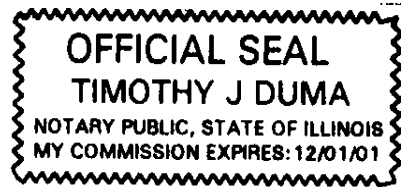
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 4, 1998

Signature: Susan L. Rogers  
Grantor or Agent

Subscribed and sworn to before me by the said 1 this 4 day of December, 1998.

Notary Public Timothy J. Duma



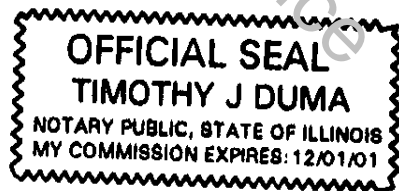
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 December, 1998

Signature: Susan L. Rogers  
Grantee or Agent

Subscribed and sworn to before me by the said 1 this 4 day of December, 1998.

Notary Public Timothy J. Duma



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.)

# UNOFFICIAL COPY

Property of Cook County Clerk's Office