



Privacy and convenience are highly desirable attributes of any investment strategy. With a land trust, you accomplish both.

An Illinois land trust is an easy, inexpensive, and confidential way to own and manage your real estate in a manner that best protects the interests of your family.

A land trust allows you, as an owner of real estate, to transfer the recorded title to a trustee, such as Wintrust Wealth Management's Trust organization, The Chicago Trust Company, N.A. You become the beneficiary while retaining total control of the property without the many legal concerns of ownership. Once your property is placed in a land trust, the legal characterization changes from real estate to personal property, just like a car or savings account. However, you retain complete control over your property. You may amend the terms of the trust, add more property, or terminate it at any time. And during the life of the trust you will continue to enjoy all the financial advantages of real estate ownership such as homeowner's and senior citizen real estate tax exemptions (if applicable) and depreciation deductions.

## LAND TRUST BENEFITS

### Privacy

When property is in a land trust, the real identity of the owner (beneficiary) is protected from disclosures—a valuable feature when privacy is required for business or personal reasons.

### Avoid the costs and difficulties of probate

Land trusts free the selling or transferring of interests in property from the costs and entanglements of the probate process, thereby easing the burden on your family and expediting succession for business owners.

### Simplify borrowing

Interest in a land trust can often be pledged as collateral for short-term loans without disturbing an existing mortgage.

### Avoid liens and clouds on title

Title risk is reduced as ordinary legal proceedings and court judgments against a Beneficiary do not automatically constitute a lien or cloud on the title to property held in a land trust.

### Additional benefits

Depending on your personal and financial circumstances, land trusts can provide many other benefits including:

- Centralized ownership of all Illinois real estate
- Protection against partition suits in partnerships and joint ventures
- Simplified conveyance of fractional interests in real estate
- Streamlined handling of multiple parcels and large tracts

## ADVANTAGES OVER JOINT TENANCY

For single real estate owners, a land trust eliminates the need to ever transfer partial ownership, allowing the owner to retain sole control of the property throughout their lifetime. Married couples already holding property title in joint tenancy can benefit from a land trust as well in that it allows for the transfer of property to successors as intended after both spouses have passed away. It is an ideal means for assuring continued enjoyment of real estate by loved ones.

To learn more and see if a land trust is right for you, speak with a Trust Administrator with Wintrust Wealth Management.

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