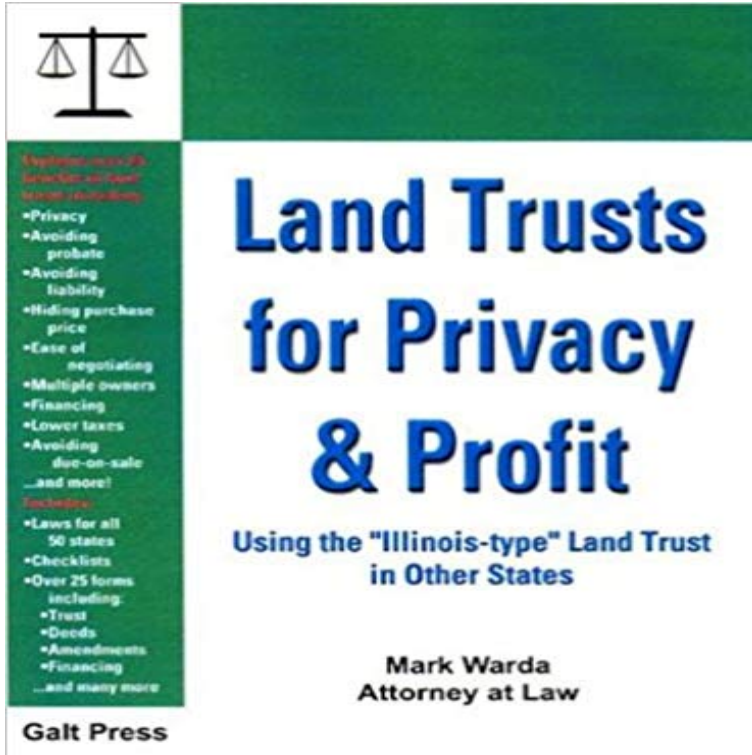


# Land Trusts for Privacy & Profit: Using the Illinois-Type Land Trust in Other States



This book explains the uses and benefits of Illinois-type land trusts. It explains in detail all the steps from setting up to closing down a trust and includes 29 different legal forms. These include deeds, a trust, amendments to the trust, financing forms, tax forms and many more. It has an appendix which includes relevant statutes and court cases from all 50 states. Land trusts offer many benefits, such as keeping your real estate holdings private and avoiding probate. Here is a list of the benefits explained in the book:

Privacy  
Avoiding Probate  
Avoiding Ancillary Administration  
Keeping Liens and Judgments off the Property  
Avoiding Litigation  
Ease of Control by Multiple Owners  
Ease of Transferability of Interests  
Ease of Changing Contingent Beneficiary  
Simplification of Making Gifts  
Ease of Foreclosure  
Safer Lease/Option Agreements  
Keeping Assessments Lower  
Keeping Sales Price Secret  
Avoiding Transfer Taxes  
Limiting Liability  
Improved Financial Statement  
Ease of Negotiation  
Avoiding Partition  
Avoiding Personal Problems of Beneficiaries  
Holding a Judges and Politicians Property  
Ease of Property Management  
Saving Title Insurance Premiums  
Avoiding Real Estate Brokerage Laws  
Avoiding Spouses Forced Share  
Buying Foreclosures  
Avoiding Seasoning Problems  
Avoiding Tax Withholding

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