

Land Trust

Benefits of Holding Title to Real Estate in an Illinois Land Trust

Privacy

A major benefit in creating a land trust is privacy. "HomeStar Bank Trust #xxxx" appears as the owner of record on all legal documents that are recorded. The customer's name is not disclosed on recordings, legal notices, transfer tax forms, etc.

Probate Avoidance

A second benefit is that the beneficiary of the trust can designate who will own the property at their death, thus avoiding probate.

Reduce Exposure to Judgments & Liens

Where several people own real estate together, one or more may encounter legal difficulties, which could result in a judgment or lien. If the real estate is held in a land trust, a judgment or lien against an individual will not impair the interests of the beneficiaries.

You May Benefit From Opening a Land Trust if Any of the Following Apply to You:

- Individuals who prefer privacy of ownership
- Multiple owners of one parcel
- Individuals who want to transfer title at death without probate
- Individuals with common names, who are tired of questions about judgments or lien against others
- Ownership of Illinois real estate while residing in another state

Self-Directed IRA

The Internal Revenue Service allows for a wide variety of investments in a self-directed Individual Retirement Account (IRA).

You may benefit from a self-directed IRA at HomeStar Trust Services, if you want to invest in the following:

- Real estate
- Closely held corporations
- Promissory notes

There are important steps that must be followed and certain restrictions that apply. Please contact HomeStar Trust Services for more information or to schedule a consultation.



Contact Us

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Offering a Complete Line
of Trust Services

Trust Administration

Benefits of HomeStar Trust Services As Corporate Trustee:

- Trust Administration is our full time job
- We have facilities and systems for asset management
- Accounts monitored by state and federal regulators as well as internal auditors
- Act in a prudent and skillful manner
- Maintain and monitor tax matters
- Oversee business and real estate interests
- Supervise investments
- Real estate and farm management
- Treat all beneficiaries impartially
- Corporate trustee has unlimited life



Here For
You

Estate Administration



Why HomeStar Bank & Financial Services Should Be Your Executor

Legal Expertise In Estate Matters

- Experienced
- Knowledgeable

Trustworthy And Reliable

- No Undue Family Pressure
- No Conflict of Interest
- No Self-Dealing

Financial Accountability

- Subject to Government Exam
- Internal Checks and Balances

Permanence

- Continuity of Management
- Full Attention to Administration Matters
- Always Available

Record Keeping Abilities

- No Commingling of Assets
- Tax Return Data Maintained In Organized Manner
- Accurate and Current Reports

No Bonding Requirement

Tax Deferred Exchange

Take Advantage of This Powerful Tax Planning Strategy With Professional Guidance From HomeStar

A tax deferred exchange of real estate allows an owner of business or investment property to trade property without paying tax on the gain from the transaction. Tax deferred exchanges are ideal for disposing of highly appreciated properties or those which are difficult to manage.

- Both properties in the exchange must be investment or business properties.
- The properties must be of “like kind.”
- The transaction must be structured as an exchange of property rather than a sale for cash and reinvestment.
- The owner must identify a limited number of potential replacement properties within 45 days of closing on the current property.
- The new property must be acquired within 180 days of the closing date or by the due date of the owner’s tax return, whichever comes first.

A Tax Deferred Exchange requires the assistance of a qualified intermediary. HomeStar Deferred Exchange Corporation can ensure that your exchange is properly structured to achieve your financial goals and comply with the law.

Call or visit our office to learn more.

Tax deferred exchanges are also an excellent estate planning tool. By exchanging rather than selling properties, your heirs will receive the stepped-up basis and can avoid rather than simply defer income taxes.