

UNOFFICIAL COPY

DEED IN TRUST

MAIL TO:

RICHARD P. NAUGHTON
50 N. Walkup Avenue
Crystal Lake, IL 60014



00529197

NAME & ADDRESS OF TAXPAYER:

SHARON A. HOFFMAN, Trustee
SHARON A. HOFFMAN
REVOCABLE TRUST
8607 West Sunset
Wonder Lake, IL 60097

00529197

4688/0056 52 001 Page 1 of 5
2000-07-17 11:13:38
Cook County Recorder 29.50

THE GRANTORS, ROLAND F. HOFFMAN AND SHARON A. HOFFMAN, husband and wife, of the Village of Wonder Lake, McHenry County, Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Quitclaim to **SHARON A. HOFFMAN**, 8607 West Sunset, Wonder Lake, Illinois, as Trustee under the provisions of a Trust Agreement dated August 10, 1999, and known as the SHARON A. HOFFMAN REVOCABLE TRUST, and to all and every successor or successors in trust under the trust agreement, the following described real estate in McHenry County, Illinois:

PARCEL 1:

Unit 4, Area 61, Lot 2, in Barrington Square Unit No. 4, being a Subdivision of parts of the Northeast Quarter of Section 7 and the West One Half of the Northwest Quarter of Section 8, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded in the Office of the Recorder of Deeds on January 4, 1973 as Document No. 221-76-472 in Cook County, Illinois.

PARCEL 2:

Easements appurtenant to the above described real estate as defined in the Declaration recorded June 8, 1970 as Document No. 21-178-177 and in Declaration of Inclusion recorded February 2, 1973 as Document No. 22208471.

Street address: 1982 Georgetown Lane

City, state, and zip code: Hoffman Estates, Illinois

Real estate index number: 07-07-200-013 AND
07-08-100-011

SP
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24
dw
\$29.50

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TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the property or any part thereof; to lease said property or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; 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 the premises or any part thereof; and to deal with the property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the trustee 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, 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 the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 and by the trust agreement was in full force and effect; (b) that such

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. 2 and Cook County Ord. 93-0-27, par 4
Date 4/22/00 Sign. [Signature]

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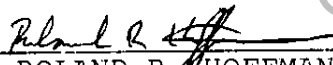
conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.


If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

The grantor hereby expressly waives and releases 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.

The grantor has signed this deed on August 10, 1999.



ROLAND R. HOFFMAN



SHARON A. HOFFMAN

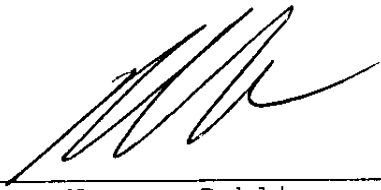
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STATE OF ILLINOIS)
) ss.
McHENRY COUNTY)

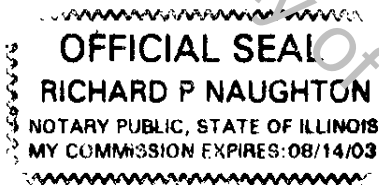
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I am a notary public for the County and State above. I certify that ROLAND R. HOFFMAN AND SHARON A. HOFFMAN, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Dated: August 10, 1999



Notary Public



EXEMPT UNDER PROVISIONS OF
PARAGRAPH SECTION A, REAL
ESTATE TRANSFER ACT
DATE: 

.....
BUYER, SELLER OR REPRESENTATIVE

THIS DEED WAS PREPARED BY:

LAW OFFICE OF RICHARD P. NAUGHTON
50 North Walkup Avenue
Crystal Lake, Illinois 60014
(815) 459-0033

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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 August 10, 19 99

Signature: X Roland R. Hoffman
Grantor or Agent

Subscribed and sworn to before me by the said ROLAND R. HOFFMAN this 10th day of August, 19 99.
Notary Public

OFFICIAL SEAL
RICHARD P NAUGHTON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/14/03

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 August 10, 19 99

Signature: X Sharon A. Hoffman
Grantee or Agent

Subscribed and sworn to before me by the said SHARON A. HOFFMAN this 10th day of August, 19 99.
Notary Public

OFFICIAL SEAL
RICHARD P NAUGHTON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 08/14/03

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.)