

**WARRANTY DEED IN TRUST**



0010117008

*EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E, SECTION 31-45,  
REAL ESTATE TRANSFER TAX ACT.*

*Rose A. M. M. Date: 01/31/01*

THE GRANTORS, MATTHEW J.,  
SOSNOWSKI and JUDITH A.  
SOSNOWSKI married to each other,  
of the Village of Arlington Heights,  
County of Cook, State of Illinois, for  
and in consideration of TEN  
DOLLARS (\$10.00),

(The Above Space For Recorder's Use Only)

and other good and valuable considerations in hand paid, CONVEY and WARRANT to MATTHEW J. SOSNOWSKI and JUDITH A. SOSNOWSKI, 2786 South Cedar Glen, Arlington Heights, Illinois 60005, as trustees under the provisions of a trust agreement dated January 31, 2001, and known as The Matthew J. Sosnowski and Judith A. Sosnowski Trust, and to all and every successor or successors in trust under said trust agreement, the real estate in Cook County, State of Illinois described on **Exhibit A** attached hereto and made a part hereof ("The Premises"):

- Street address: 2786 South Cedar Glen, Arlington Heights, Illinois 60005
- Subject to: (1) General real estate taxes for the year 2000 and subsequent years.
- (2) Covenants, conditions and restrictions of record.

PIN: 08-22-104-011-1146

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, highway, or alleys; to vacate any subdivision or part thereof, and to resubdivide The Premises 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 Premises or any part thereof; to lease The Premises 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 98 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 The Premises, 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 Premises 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 The Premises or to whom The 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 Premises 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 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 Premises, 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 Premises as such, but only an interest in the earnings, avails, and proceeds thereof.

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 (dower and/or) homesteads from sale on execution or otherwise.

The grantors have signed this deed on January 31, 2001.

Matthew J. Sosnowski  
Matthew J. Sosnowski

Judith A. Sosnowski  
Judith A. Sosnowski

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I am a Notary Public for the State of Illinois. I certify that Matthew J. Sosnowski and Judith A. Sosnowski, married to each other, 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, including the release and waiver of the right of homestead (and/or dower).

Dated: JANUARY 31, 2001.

Ross A. Miller  
Notary Public



Name and address of grantee and send future tax bills to:

Matthew Sosnowski  
2786 South Cedar Glen  
Arlington Heights, Illinois 60005

This deed prepared by (and mail to):

Ross A. Miller, Attorney-at-Law  
2045 South Arlington Heights Road, Suite 118  
Arlington Heights, Illinois 60005  
Telephone No. (847) 593-2345

Sosnowski Deed in Trust  
RAM/rsm

EXHIBIT A  
ATTACHED TO AND MADE A PART OF  
WARRANTY DEED IN TRUST

Legal Description:

UNIT 23-2786-B IN LOST CREEK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
CERTAIN LOTS IN LOST CREEK, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 15 AND THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 4, 1993 AS DOCUMENT 93000342 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Property Address: 2786 South Cedar Glen  
Arlington Heights, Illinois 60005

PIN: 08-22-104-011-1146

PREPARED BY Cook County Clerk's Office

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: 02/07/01

Signature: Ross A. Miller  
~~Grantor or Agent~~

Subscribed and sworn to before me by the said Ross A. Miller this 7<sup>th</sup> day of February.



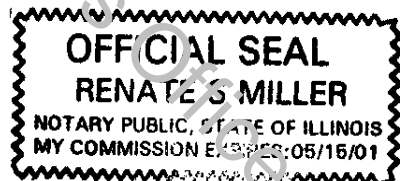
Notary public: Renate S. Miller

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 title to real estate under the laws of the State of Illinois.

Dated: 02/07/01

Signature: Ross A. Miller  
~~Grantor or Agent~~

Subscribed and sworn to before me by the said Ross A. Miller this 7<sup>th</sup> day of February.



Notary public: Renate S. Miller

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.)