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06/002 39 005 Page 1 of 4
2000-02-29 14:07:58
Cook County Recorder 27.50

DEED IN TRUST

(Illinois)

MAIL TO: MAUREEN P. MEERSMAN

16 W. NORTHWEST HWY. 2nd FL.

MT. PROSPECT, IL. 60056

NAME & ADDRESS OF TAXPAYER:



VIRGINIA DURKIN

1606 PENNSBURY

WHEELING, IL. 60090

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS
RECORDER'S STAMP

THE GRANTOR(S) MARIANNE MILLER, a single Person

of the VILLAGE of WHEELING County of COOK State of ILLINOIS

for and in consideration of TEN AND NO/100 DOLLARS

and other good and valuable considerations in hand paid.

CONVEY AND (WARRANT(S) / ~~QUITCLAIM(S)~~* unto VIRGINIA DURKIN

5532 S. AUSTIN AVE., CHICAGO, IL. 60638

Grantee's Address City State Zip

as Trustee under the provisions of a Trust Agreement dated the 16 day of OCT. 1997,
and known as DURKIN SELF DECL. TRUST and unto all and every successor or
successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County
of COOK, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Cook County	STATE OF ILLINOIS
REAL ESTATE TRANSACTION TAX	
1029.00	17300
<u>2.29.00</u>	<u>2.29.00</u>
REVENUE STAMP	REAL ESTATE TRANSFER TAX
963221	DEPARTMENT OF REVENUE

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.

* Use Warranty or Quitclaim as applicable

Permanent Index Number(s): 03-04-302-037-1043

Property Address: 1606 PENNSBURY COURT, WHEELING, IL. 60090

Handwritten initials

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said 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 said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said 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 the present or in the 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 and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew 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 said premises or any part thereof, and to deal with said 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 the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said 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 said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said 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 Indenture and by said 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 Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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 a 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 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 said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

DATED this 8 day of FEBRUARY, 19X2000

Marianne Miller (SEAL) _____ (SEAL)
MARIANNE MILLER
_____(SEAL) _____(SEAL)

NOTE : PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

ATTACH NOTARY ACKNOWLEDGMENT

STATE OF ILLINOIS
County of COOK

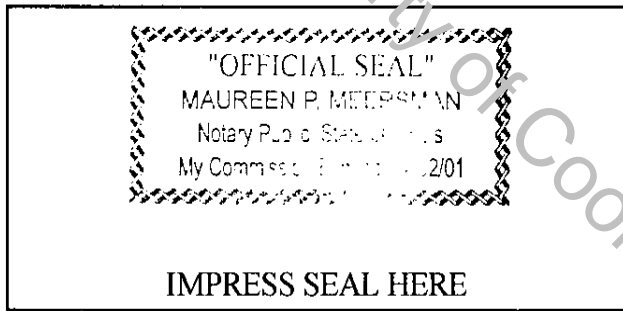
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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MARIANNE MILLER, single personally known to me to be the same person(s) whose name is /are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that SHE signed, sealed and delivered the said instrument as HER free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 8 day of FEBRUARY, 99 2000

Maureen P. Meersman
Notary Public

My commission expires on DEC. 2, 2001-XXXX



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 31-45, REAL
ESTATE TRANSFER TAX LAW
DATE:

NAME AND ADDRESS OF PREPARER :

ATTY MAUREEN P. MEERSMAN

16 W. NORTHWEST HWY. 2nd fl.

MT. PROSPECT, IL. 60056

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes : (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

TO REORDER PLEASE CALL
MID AMERICA TITLE COMPANY
(847)249-4041

TO

FROM

(Illinois)

DEED IN TRUST

UNOFFICIAL COPY

Legal Description:

UNIT NO. 3-39-R-D-1 IN THE ARLINGTON CLUB CONDOMINIUM AS
DELINEATED ON THE SURVEY OF A PORTION OF THE FOLLOWING DESCRIBED
REAL ESTATE:

THE FINAL PART OF THE ARLINGTON CLUB UNIT 1, BEING A SUBDIVISION
OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE
SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF WHEELING, COOK
COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER
31ST, 1985 AS DOCUMENT 85-262,703 AND CERTIFICATE OF CORRECTION
RECORDED APRIL 1, 1986 AS DOCUMENT NO. 86-123,061 WHICH SURVEY IS
ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM OWNERSHIP
MADE BY AMERICAN NATIONAL BANK AND TRUST CO. AS TRUSTEE UNDER
TRUST AGREEMENT DATED APRIL 11TH, 1985 AND KNOWN AS TRUST NO.
64050 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK
COUNTY, ILLINOIS ON JUNE 17, 1986 AS DOCUMENT NO. 86-245-994
TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST APPURTENANT TO
SAID UNIT IN THE PROPERTY DESCRIBED IN SAID DECLARATION OF
CONDOMINIUM AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL
AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS
SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATIONS AND
TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED
DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN
SUCH AMENDED DECLARATIONS WHICH PERCENTAGES SHALL AUTOMATICALLY
BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH
AMENDED DECLARATIONS AS THOUGH CONVEYED HEREBY

Cook County Clerk's Office