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2002-02-13 10:37:48

Cook County Recorder 25.50



0020175741

**DEED IN TRUST
(ILLINOIS)**

THE GRANTORS,

Frank Pennypacker and Jill Pennypacker, his wife, of the County of Cook County, State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEY** and warrant to

Above space for Recorder's Office Only

Frank C. Pennypacker, III, as trustee of **The Pennypacker Family Trust, under the terms and provisions of a Trust Agreement dated the 8th day of February, 2002 and designated as Trust No. RAN 95-9230,** and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 99 IN TIBURON PLANNED UNIT DEVELOPMENT PLAT IN PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 8, 1977 AS DOCUMENT 240649-00 AND AS CORRECTED BY DOCUMENT NO. 24121632 RECORDED SEPTEMBER 26, 1977 AND BY DOCUMENT NO. 24159150 RECORDED OCTOBER 21, 1977, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): **02-01-205-015**

Address(es) of real estate: **3959 N. Galesburg Ave., Arlington Heights, IL 60004**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant or options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 8th day of February, 2002.

Frank Pennypacker (SEAL) Jill Pennypacker (SEAL)

EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), SECTION 200/31-45
PROPERTY TAX CODE. 2-6-02 DATE BUYER, SELLER OR REPRESENTATIVE

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Frank Pennypacker and Jill Pennypacker, his wife personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said 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.

Given under my hand and official seal, this 8th day of February, 2002.

NOTARY PUBLIC OFFICIAL SEAL PAMELA J. SCHWIND NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9-23-2005

This instrument was prepared by: Richard A. Nelson, 11 S. Dunton Avenue, Arlington Heights, IL 60005

MAIL TO:

Richard A. Nelson
Richard A. Nelson & Associates, P.C.
11 S. Dunton Avenue
Arlington Heights, IL 60005

SEND SUBSEQUENT TAX BILLS TO:

Frank C. Pennypacker, III
3959 N. Galesburg Avenue
Arlington Heights, IL 60004



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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 person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 8th day of February, 2002.

Signature: Jill S. Remy Parker
Grantor or Agent

Subscribed and sworn to before me by the

said Grantor this 8th day of February

Notary Public Pamela J. Schwind



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 person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: 8th day of February, 2002.

Signature: Jill Remy Parker
Grantee or Agent

Subscribed and sworn to before me by the

said Grantee this 8th day of February

Notary Public Pamela J. Schwind


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.

(Attached 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.)