

# UNOFFICIAL COPY

DEED IN TRUST

0020117555

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2002-01-29 12:46:08

Cook County Recorder 25.50

THE GRANTORS, JULIAN PERSIN and SUSAN PERSIN, married to each other, of the Village of Buffalo Grove, County of Cook and State of Illinois for and in consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM unto

SUSAN PERSIN, as trustee under the SUSAN PERSIN REVOCABLE TRUST AGREEMENT DATED JANUARY 14, 2002.

268 Bel Air  
Buffalo Grove, Illinois 60089



0020117555

(herein referred to as "said trustee", regardless of the number of trustees,) and unto all and every successor or successors in trust under said trust agreement, the following described Real Estate situated in the County of Cook and State of Illinois to wit:

LOT 210 IN STRATHMORE IN BUFFALO GROVE - UNIT 1, A RESUBDIVISION OF CERTAIN LOTS, PARCELS AND VACATED STREETS IN ARLINGTON HILLS IN BUFFALO GROVE IN SECTIONS 5 AND 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 03-05-116 025-0000

Address of Real Estate: 268 Bel Air, Buffalo Grove, Illinois 60089

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 praesenti or in futuro, 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



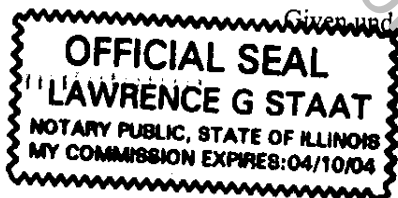
thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver such deed, trust deed, lease, mortgage, or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations or its, his, or their predecessor in trust.

In Witness Whereof, the grantors aforesaid have hereunto set his hand this 14<sup>th</sup> day of Jan 2002.

Julian Persin  
JULIAN PERSIN

Susan Persin  
SUSAN PERSIN

I, the undersigned Notary Public, DO HEREBY CERTIFY that JULIAN PERSIN and SUSAN PERSIN personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they have signed, sealed, and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.



Given under my hand and official seal, this 14<sup>th</sup> day of January 2002

Lawrence G. Staat  
NOTARY PUBLIC

My commission expires \_\_\_\_\_ 200\_

This instrument was prepared by:  
Lawrence G. Staat  
Attorney at Law  
Shaheen Novoselsky Staat & Filipowski, P.C.  
20 North Wacker Drive, Suite 2900  
Chicago, IL 60606-3192

Exempt under provisions of 35 ILCS 200/31-45(e), of the Real Estate Transfer Tax Act.

1/14/02  
Date

Lawrence G. Staat  
Representative

Mail to:

Lawrence G. Staat  
Attorney at Law  
Shaheen Novoselsky Staat & Filipowski, P.C.  
20 North Wacker Drive, Suite 2900  
Chicago, IL 60606

Send Subsequent Tax Bills To:

Susan Persin  
268 Bel Air  
Buffalo Grove, Illinois 60089

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## STATEMENT BY GRANTOR AND GRANTEE

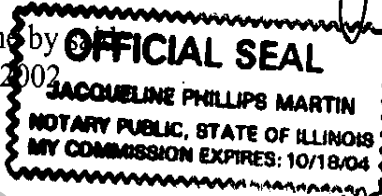
The grantor or the grantor's agent affirms that, to the best of his/her knowledge, the name of the grantee as shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 this 17<sup>th</sup> day of January, 2002.

Signature:

Mercy Dany Della  
Grantor or Agent

SUBSCRIBED AND SWORN to before me by Grantor this 17<sup>th</sup> day of January, 2002.



Jacqueline Phillips  
Notary Public

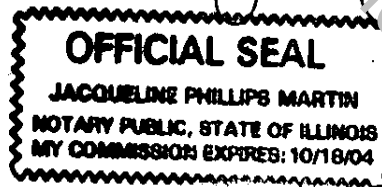
The grantee or his /her agent affirm and verifies that the name of the grantee as shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 this 17<sup>th</sup> day of January, 2002.

Signature:

Mercy Dany Della  
Grantee or Agent

SUBSCRIBED and SWORN to before me by said Grantee this 17<sup>th</sup> day of January, 2002.



Jacqueline Phillips  
Notary Public

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 a deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Transfer Tax Act.]