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2007/0097 38 001 Page 1 of 4
2002-04-08 11:39:38
Cook County Recorder 27.50



0020397737

QUIT CLAIM DEED IN TRUST

57219 Sn

VILLAGE OF SCHAUMBURG

DEPT. OF FINANCE REAL ESTATE
AND ADMINISTRATION TRANSFER TAX
DATE 4-16-02

AMT. PAID Exempt

THIS INDENTURE WITNESSTH, that the grantors ANTHONY J PANKAU and CAROLE A PANKAU, his wife, as joint tenants, of the County of DuPage and State of Illinois, for and in consideration of Ten and No/100 (\$10.00) in hand paid, convey(s) and quit claim(s) unto ANTHONY J PANKAU JR, Trustee of the Anthony J Pankau Jr. Trust and CAROLE A PANKAU trustee of the Carole A Pankau Trust, both dated November 21, 1995, as tenant-in-common whose address is 215 Heritage Drive, Roselle, IL 60172 all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT 27-126-22-160 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TOWNE PLACE WEST CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO 91233253, IN THE EAST 1/2 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IN ILLINOIS.

This deed is exempt pursuant to 35 ILCS 200/31-45(e)

[Signature]
John Pankau dated 1-15-02

Permanent Real Estate Index Number(s): 06-24-202-031-1302, VOL. 061.
Address of Real Estate: 160 Crescent, Schaumburg, IL 60193

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 is hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and 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 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 99 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

57
23
\$27.50

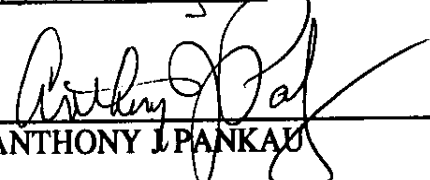
or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey, or assign any right, title, or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every 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 other 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, 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.

In Witness Whereof, the grantors aforesaid hereunto have set their hands this 15th day of January, 2002.



ANTHONY J PANKAU



CAROLE A PANKAU

State of Illinois, County of DeWitt

I, Maureen A. Fawkes, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ANTHONY J PANKAU and CAROLE A PANKAU 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 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 the homestead.

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Given under my hand and notarial seal, this 15th day of January, 2002.



Maureen A. Fawkes
Notary Public

Prepared By: Anthony J. Pankau, Jr., Attorney at Law, 105 E. Irving Park Road, Itasca, IL 60143

Mail To: Anthony J. Pankau, Jr., Attorney at Law, 105 E. Irving Park Road, Itasca, IL 60143

Name and Address of Taxpayer/Address of Property:
Anthony and Carole Pankau
215 Heritage
Roselle, IL 60172

Property of Cook County Clerk's Office



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EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 January 22, 2002

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Agent
This 22 day of January, 2002
Notary Public [Handwritten Signature]



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 January 22, 2002

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Agent
This 22 day of January, 2002
Notary Public [Handwritten Signature]



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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)