

UNOFFICIAL COPY

0020650414

475/0005 21 001 Page 1 of 3
2002-06-11 08:43:51
Cook County Recorder 25.50

DEED IN TRUST



0020650414

THE GRANTOR(S),

Kathy A. Bocconcelli a/k/a
Kathy Bocconcelli a married
woman and Lena A. Herron, an
unmarried woman, of the City
of Des Plaines, County of Cook,

State of Illinois, in consideration of the sum of Ten Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and warrants to: Lena A. Herron as trustee of the Lena A. Herron Declaration of Trust, dated April 12, 2002 the following legally described real estate in the County of Cook, and State of Illinois:

Unit 2-405 together with its undivided percentage interest in the common elements in River Pointe condominium as delineated and defined in the declaration recorded as document number 97131342 and as amended from time to time, in part of the Southwest 1/4 of section 16 and part of the Southeast 1/4 of section 17, township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Property commonly known as: 650 S. River Road, Unit 405, Des Plaines, Illinois

Permanent Index Number: 09-17-116-1096

Exempt deed or instrument
under the Illinois
without payment of tax.

Sandi Nangas 5-31-02

Subject to covenants, conditions, easements, restrictions of record and general real estate taxes for the year 2001 and subsequent years.

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

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 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 to 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, street, 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 compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instruments 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 so 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 with 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 persons 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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County _____ is then appointed as Successor Trustee herein with the like powers and authority as is vested in the Trustee named herein.

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.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois _____ in such case made and provided.

The Grantor hereby waives and releases 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 otherwise.

DATED this 12 day of April, 2002.

Kathy A. Bocconcelli
Kathy A. Bocconcelli a/k/a
Kathy Bocconcelli

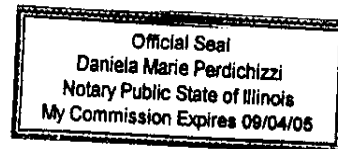
Lena A. Herron
Lena A. Herron

STATE OF Illinois, County of Cook, I, the undersigned, a Notary Public in and said County, in the State aforesaid, DO HEREBY CERTIFY that Kathy A. Bocconcelli a/k/a Kathy Bocconcelli and Lena A. Herron personally known to me to be the same person(s) whose name(s) 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 homestead.

Given under my hand and official seal,

this 12 day of April, 2002.

Daniela Marie Perdichizzi
Notary Public



Prepared By and Mail To: Vincent Sansonetti
5521 N. Cumberland
Suite 1109
Chicago, Illinois 60656

Send Subsequent Tax Bills To
Lena A. Herron
650 S. River Road, Unit 405,
Des Plaines, Ill. 60016



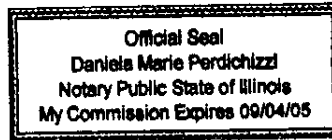
UNOFFICIAL COPY

STATEMENT OF 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, 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 April 12, 2002 Signature [Handwritten Signature]
Grantor or Agent

Subscribed and Sworn to before me this 12 day of April, 2002.

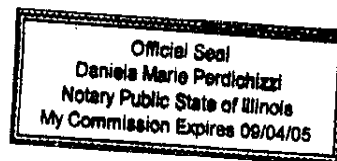


[Handwritten Signature]
Notary Public

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 April 12, 2002 Signature [Handwritten Signature]
Grantee or Agent

Subscribed and Sworn to before me this 12 day of April, 2002.



[Handwritten Signature]
Notary Public