

DEED IN TRUST

UNOFFICIAL COPY

The grantor(s) Richard R. Rosin and Anne M. McPhee, married to each other, both of the City of Glencoe, Cook County, Illinois, parties of the first part, and Richard R. Rosin, as Trustee of The Richard R. Rosin Self-Declaration of Trust dated May 16, 2000, Richard R. Rosin Trustee and The Anne M. McPhee Self-Declaration of Trust dated May 16, 2000, Anne M. McPhee Trustee as parties of the second part, under the provisions of the aforementioned trust agreements, and to all and every successor in trust and under the trust agreements, WITNESSETH, that the parties of the first part, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, convey and warrant to the parties of the second part the following described Real Estate in Cook County, Illinois:

Lot 28 in Dunas' Forest Crest Subdivision, being a subdivision of part of Lot 5 in the County Clerk's Division of the south 1/2 of the north 1/2 and part of the south 1/2 of fractional section 6, township 42 north, range 13, east of the third principal meridian, in Cook County, Illinois.

as TENANTS IN COMMON and not as joint tenants with rights of survivorship.

Street address: 1150 Terrace Court, Glencoe, Illinois 60022

Real estate index number: 05-06-103-014-0000

This transaction is exempt under paragraph e of 35 ILCS 200/31-45.

Richard R. Rosin 9-10-02

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successor in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof; and to deal with the property

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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 it, whether similar or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or the instrument; and (d) if the conveyance is made to 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 power, authorities, duties and obligations of its, his, her 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

The grantor(s) hereby expressly waive and release 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.

The grantors have signed this deed on Sept 10, 2002

Richard R. Rosin Sept 10, 02 Anne M. McPhee Sept 10, 2002
Richard R. Rosin Date Anne M. McPhee Date

State of Illinois, County of DUPAGE ss. I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Richard R. Rosin and Anne M. McPhee personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Dated: 9-10, 2002

Michael C. Foltz
"OFFICIAL SEAL" PUBLIC Notary
MICHAEL C. FOLTZ
COMMISSION EXPIRES 03/09/04

Name, address of grantee and send future tax bills to: Richard R. Rosin and Anne M. McPhee, Trustees, 1150 Terrace Court, Glencoe, Illinois 60022

Prepared by and mail to: Michael C. Foltz, 1301 W. 22nd Street, Suite 602, Oak Brook, IL 60523

STATEMENT BY GRANTORS AND GRANTEES

The grantors or their agent affirm that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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.

Date: September 10, 2002

Michael C. Foltz

Grantor or Agent

Subscribed and sworn to before me this 10th day of September, 2002.

Susan MEEKS
Notary Public



The grantees or their agent affirm and verify that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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.

Date: September 10, 2002

Michael C. Foltz

Grantee or Agent

Subscribed and sworn to before me this 10th day of September, 2002.

Susan MEEKS
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.

Property Address: 1150 Terrace Court, Glencoe, Illinois 60022

PIN No.: 05-06-103-014-0000

Prepared by and Return to: Michael C. Foltz, 1301 West 22nd Street, Suite 602, Oak Brook, IL 60523

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Property of Cook County Clerk's Office