

UNOFFICIAL COPY

TRUSTEE'S DEED IN TRUST

Mail to:

1/2
12/21/02
MAIL
Carlton W. Lorentz
1655 N. Arlington Heights Rd., #102E
Arlington Heights, IL 60004

0021444983

4135/0009 B1 001 Page 1 of 2

2002-12-30 07:36:15

Cook County Recorder 26.50

Send Tax Bill to:

Dolores H. Horne, Trustee
730 Creekside Drive, #309
Mt. Prospect, IL 60056



0021444983

THE GRANTORS, FRANK C. KOCH, as trustee under FRANK C. KOCH DECLARATION OF TRUST, dated November 19, 1997, and PATRICIA M. KOCH, as trustee under PATRICIA M. KOCH DECLARATION OF TRUST, dated November 19, 1997, of Mt. Prospect, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT unto DOLORES H. HORNE, as Trustee under the provisions of a declaration of trust dated May 23, 2002, and known as DOLORES H. HORNE REVOCABLE TRUST (hereinafter 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 in the County of Cook and State of Illinois, to wit:

Parcel 1: Unit 309C in Creekside at Old Orchard Condominiums, as delineated on a survey of the following described tract of land: Part of Lots 1 and 2 in Old Orchard Country Club Subdivision, being a Subdivision of part of the Northwest 1/4 of Section 27 and part of the East 1/2 of the Northeast 1/4 of Section 28 both in Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 96261584, as amended from time to time; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2: Easement for ingress and egress in favor of Parcel 1 created by Declaration recorded as Document 96261584, as amended from time to time.

Parcel 3: The exclusive right to the use of parking space P9C and storage space A9C as delineated on survey attached to Declaration recorded as Document 96261584, as amended from time to time.

Street Address: 730 Creekside Drive, #309, Mt. Prospect, IL 60056
Property Index No.: 03-27-100-092-1129

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 successors 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

AGTE, INC.

STATE TAX	STATE OF ILLINOIS DEC. 18 02	REAL ESTATE TRANSFER TAX 00340.00	COOK COUNTY DEC. 18 02	REAL ESTATE TRANSFER TAX 00170.00
		FP326652		FP326665


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 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 to 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 other 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, powers, 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.

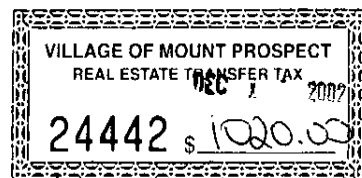
The grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

The grantors have signed this deed on December 12th, 2002.


FRANK C. KOCH, Trustee as aforesaid

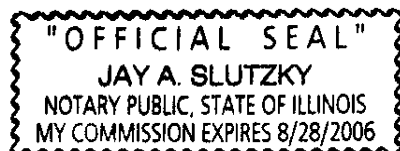

PATRICIA M. KOCH, Trustee as aforesaid

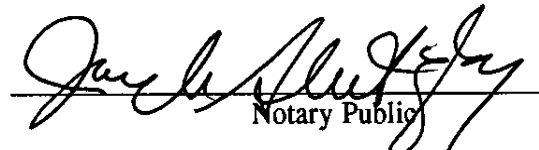
STATE OF ILLINOIS)
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRANK C. KOCH, as Trustee aforesaid, and PATRICIA M. KOCH, as Trustee aforesaid, 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 homestead.

Given under my hand and official seal this 12th day of DECEMBER, 2002.




Notary Public

This instrument prepared by Jay A. Slutzky, 7749 N. Milwaukee Avenue, Niles, IL 60714

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