

# UNOFFICIAL COPY

## DEED IN TRUST (Illinois)

### Mail To:

John Clery, Esq.  
1111 Plaza Drive Suite 580  
Schaumburg, Illinois 60173

### Tax Bills to:

Edward A. Waxler  
111 Baybrook, Unit 510  
Palatine, IL 60067



Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 05/01/2003 03:42 PM Pg: 1 of 4

**THE GRANTORS**, Edward A. Waxler, single,

of the Village of Palatine, County of Cook, State of Illinois for and in consideration of Ten Dollars and NO/100 - - - - - (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to the Grantee(s)

**Edward A. Waxler, as Trustee under the provisions of a trust agreement dated the 10<sup>th</sup> day of March, 1998 and known as the Edward A. Waxler Trust of 111 Baybrook, Unit 510, Palatine, Illinois 60067**

(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, State of Illinois, to wit:

### PARCEL I

UNIT 510 IN THE BAYBROOK PARK APARTMENT HOMES BUILDING D CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN PROPERTIES LOCATED IN SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 17, 1973 AS DOCUMENT 22479186, IN COOK COUNTY ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

### PARCEL II:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN DELCARATION OF COVENANTS AND EASEMENTS DATED OCTOBER 20, 1971 AND RECORDED NOVEMBER 9, 1972 AS DOCUMENT NUMBER 22115026 AND AMENDED BY DECLARATION RECORDED SEPTEMBER 17, 1973 AS DOCUMENT 22479182 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number (s): 02-24-104-048-1069

Property Address: 111 Baybrook, Unit 510, Palatine, IL 60067

Exempt under Real Estate Transfer Tax Act Sec. 4  
Par. \_\_\_\_\_ & Cook County Ord. 95102 PH  
Date 5/1/03 Sign. [Signature]

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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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, 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 term 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 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 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.

If the title to any of the above lands is now or hereunder registered, the Registrar of Titles is hereby 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.

And the said grantor \_\_\_ hereby expressly waives \_\_\_ and releases \_\_\_ 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.

Dated this 4<sup>th</sup> day of April, 2003.



Edward A. Waxler

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State of Illinois )

)ss.

County of Cook )

I, the undersigned, a Notary Public in and of said County, in the State of aforesaid, DO HEREBY CERTIFY that, Edward A. Waxler, single, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, as his 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 4<sup>th</sup> day of April, 2003.

*Michelle Oddo*

Notary Public

Commission expires 07/10/05



Prepared by:

John T. Clery, P.C.

1111 Plaza Drive, Suite 580

Schaumburg, Illinois 60173

Property of Cook County Clerk's Office

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## STATEMENT BY 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, 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 April 4, 2003

Signature: *[Handwritten Signature]*  
Grantor or Agent

Subscribed and sworn to before me  
by the said Agent  
this 4th day of April, 2003  
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 April 4, 2003

Signature: *[Handwritten Signature]*

Subscribed and sworn to before me  
by the said Agent  
this 4th day of April, 2003  
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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



**JESSE WHITE**

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