

UNOFFICIAL COPY

COOK COUNTY
RECORDED

EUGENE "GENE" MOORE

DEED IN TRUST

ROLLING MEADOWS



0315349162

Eugene "Gene" Moore Fee: \$30.50

Cook County Recorder of Deeds

Date: 06/02/2003 11:19 AM Pg: 1 of 1

THE GRANTOR(S)

Alfred E. Austin

Divorced and not since remarried

of the City of Elk Grove Village, County of Cook, and State of Illinois, in consideration of the sum of Ten and 10/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Alfred E. Austin, not individually, but as Trustee, under the terms and provisions of a certain Trust Agreement dated the 7th day of February, 2002, and designated as Alfred E. Austin Declaration of Living Trust, and to any and all successors, not individually, but as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

(Attached hereto and made a part hereof)

Except under provisions of
Paragraph 6 Section 4,
Real Estate Transfer Act.

Address of Grantee: 510 Thorndale, Elk Grove, Illinois 60007

Permanent Index Number: 08-32-200-018-1006

Address of Real Estate: 121 Boardwalk, #G-W, Elk Grove Village, Illinois 60007

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

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 the 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 complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument 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 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

UNOFFICIAL COPY

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 or refusal of the Trustee herein named, to act, or upon his removal from the County the Successor or Trustee named in the Alfred E. Austin Declaration of Living Trust, dated 2/7/02, is then appointed as Successor Trustee herein with 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 insure to and be binding upon their heirs, legal representatives and assigns.

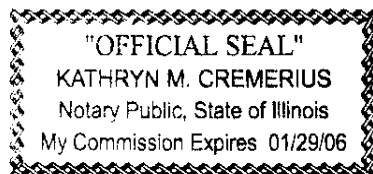
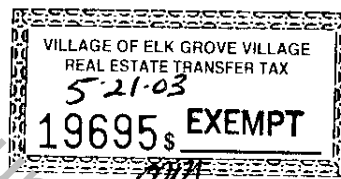
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in 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 or otherwise.

Dated this: 7th day of Feb, 2002

Alfred E. Austin (SEAL)
Alfred E. Austin

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 Alfred E. Austin, divorced and not since remarried, personally known to me to be the same person whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said 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 7th day of Feb, 2002.

Commission expires: 1/29/2006

Kathryn M. Cremerius
Notary Public

This instrument prepared by Kathryn M. Cremerius, 236 E. Northwest Hwy., Suite B, Palatine, IL 60067

Mail to:
Kathryn M. Cremerius
236 E. Northwest Hwy
Palatine, IL 60067

Send subsequent tax bills to:
Alfred E. Austin
510 Thorndale
Elk Grove Village, IL 60007

UNOFFICIAL COPY

LEGAL DESCRIPTION

Common Address: 121 Boardwalk, Elk Grove Village, Illinois 60007

P.I.N.: 08-32-200-018-1006

Parcel 1: Unit 121-6 in Boardwalk Condominium West, as delineated on survey of that part of the West 170.77 feet of Lot 1, described as follows: Beginning at the North West corner of Lot 1 aforesaid; thence East along the North line of Lot 1 aforesaid, 170.77 feet; thence Southerly parallel with the West line of Lot 1 aforesaid 167.0 feet; thence West parallel with the North line of Lot 1 aforesaid 14.90 feet; thence Southwesterly along a line forming an angle of 45 degrees with the prolongation of the last described line for a distance of 112.67 feet thence Southeasterly at right angles thereto 112.95 feet to a line 167.0 feet Northerly of and parallel with the South line of Lot 1 aforesaid; thence East along said parallel line 15.74 feet to the East line of the West 170.77 feet of Lot 1 aforesaid; thence Southerly along said East line 167.0 feet to the South line of Lot 1 aforesaid; thence West along said South line 170.77 feet to the South West corner of Lot 1 aforesaid; thence Northerly along the westerly line of Lot 1 aforesaid 493.55 feet to a point beginning, all in Boardwalk Subdivision of part of the North 15 acres of the North West 1/4 of the North East 1/4 of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, (hereinafter referred to as Parcel) which survey is attached as Exhibit A to Declaration of Condominium Made by National Bank of Austin, as trustee under Trust Agreement dated May 8, 1972 and known as Trust 5160 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document 23427699, together with an undivided 3.514 percent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof, as defined and set forth in said Declaration and Survey),

Also,

Parcel 2: Easements for ingress and egress appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Condominium Ownership recorded March 24, 1976 as Document 23427699 and as shown on the plat of Boardwalk Subdivision with aforesaid recorded March 20, 1972 as Document 21840416 and as created by Deed from National Bank of Austin, as Trustee under Trust Agreement dated May 8, 1972 and known as Trust Number 5160 to Bruce H. Smith, dated April 22, 1977 and recorded May 11, 1977 as Document 23922839, in Cook County, Illinois.

UNOFFICIAL COPY**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: 7/7, 2002

Signature [Signature]

Agent

Subscribed and sworn to before me
by the said Agent

this 7th day of July, 2002

Notary Public [Signature]

OFFICIAL SEAL

EDWARD P CREMERIUS

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES: 04/26/03

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.

Date: 7/7, 2002

Signature [Signature]

Agent

Subscribed and sworn to before me
by the said Agent

this 7th day of July, 2002

Notary Public [Signature]

OFFICIAL SEAL

EDWARD P CREMERIUS

NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES: 04/26/03

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 Act.)