

# UNOFFICIAL COPY

## DEED IN TRUST

(ILLINOIS)

THIS INDENTURE WITNESSETH, that **Angeline Socha**, an unmarried woman, of the Village of Elk Grove Village, County of Cook, and State of Illinois, for and in consideration of Ten Dollars in hand paid, and of other



Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 06/20/2003 10:21 AM Pg: 1 of 5

good and valuable considerations, receipt of which is hereby duly acknowledged, CONVEY(S) and QUIT CLAIM(S) ALL of the total undivided interest in the subject property unto **Angeline Socha, Grantee**, 108 Parkchester Road, Elk Grove Village, Illinois 60007, as Trustee under the provisions of a certain Trust Agreement, dated the 10 th day of May, 2002, and known as the **ANGELINE SOCHA TRUST** (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto each and every successor or successors in trust under said trust agreement, the following described real estate situated in Cook County, Illinois, to wit:

[SEE LEGAL DESCRIPTION ATTACHED HERETO]

Permanent Index Number:	08-32-407-005-0000
Commonly known as:	108 Parkchester Road, Elk Grove Village, Illinois, 60007

### SUBJECT TO:

(1) Real estate taxes for the year 2001, and subsequent years; (2) Building lines, covenants, conditions, restrictions and easements of record; (3) All applicable zoning laws and ordinances.

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms to convey either with or without considerations to convey said real estate 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 real estate, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or in futuro, 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 and to amend, change or modify leases and the

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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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 real estate, or to whom said real estate 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 real estate 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 in 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 hereafter 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 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.

In Witness Whereof, the grantor \_\_\_ aforesaid has \_\_\_ set \_\_\_ her \_\_\_ hand(s) and seal(s) this 10<sup>th</sup> day of

MAY, 2002

Angeline Socha (SEAL)  
Angeline Socha

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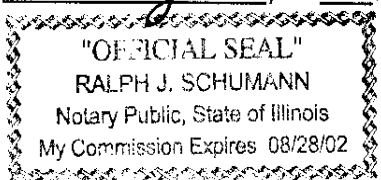
STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Angeline Socha, personally known to me to be the same person, whose name is subscribed to the foregoing instrument, appeared

before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

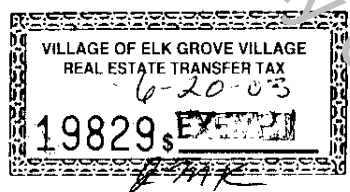
Given under my hand and notarial seal this 10<sup>th</sup> day of May, 2002.

Ralph J. Schumann  
NOTARY PUBLIC



MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/STATE TRANSFER STAMP



**NAME AND ADDRESS OF PREPARER:**  
Ralph J. Schumann, Attorney at Law  
LAW OFFICES OF RALPH J. SCHUMANN  
901 Biesterfield Road, Suite 103  
Elk Grove Village, IL 60007-3393  
(847) 806-6455 • Fax (847) 806-6465

**EXEMPT** under provisions of paragraph (e) Section 4, Real Estate Transfer Act, actual consideration is less than \$100.00.  
Date: May 10, 2002

Ralph J. Schumann, atty  
Buyer, Seller or Representative

**MAIL TO:**

Ralph J. Schumann  
LAW OFFICES OF RALPH J. SCHUMANN  
901 Biesterfield Road, Suite 103  
Elk Grove Village, IL 60007-3393

**ADDRESS OF PROPERTY:**

108 Parkchester, Elk Grove Village, IL 60007

**TAXES TO BE MAILED TO:**

Angeline Socha (at property address)

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## Exhibit A

### Legal Description:

Lot 3976 in Elk Grove Village Section 14, being a Subdivision in the South half of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded in the Office of the Recorder of Deeds on October 21, 1965 as Document 19625181, in Cook County, Illinois.

Permanent Index Number:	08-32-407-005-0000
Commonly known as:	108 Parkchester Road, Elk Grove Village, IL 60007

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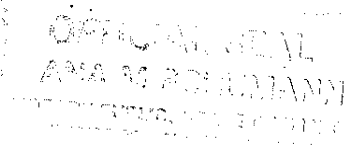
## STATEMENT BY GRANTOR AND GRANTEE

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 5-10, 2002

Signature: Ralph J. Selman, atty  
Grantor or Agent

Subscribed and sworn to before me by the said ATTORNEY this 10th day of MAY, 2002  
Notary Public Ana M. Selman



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 5-10, 2002

Signature: Ralph J. Selman, agent  
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 10th day of MAY, 2002  
Notary Public Ana M. Selman



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.)



EUGENE "GENE" MOORE