

UNOFFICIAL COPY

DEED IN TRUST

GRANTORS, DANIEL C. KINSELLA and HEATHER A. KINSELLA, husband and wife, of 1023 West Burgoyne Road, Arlington Heights, Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby **CONVEY and QUIT CLAIM to:**

HEATHER A. KINSELLA, as Trustee of the HEATHER A. KINSELLA TRUST dated March 2, 1999, of 1023 West Burgoyne Road, Arlington Heights, Illinois, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:



Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/29/2003 12:23 PM Pg: 1 of 4

For Recorder's Use

Please see Legal Description attached.

PERMANENT INDEX NUMBER: 03-19-305-022-0000

Commonly known as: 1023 West Burgoyne Road, Arlington Heights, IL 60004

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 is invested with the following powers: (a) to manage, improve, divided 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 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 releases 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 so executed 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 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.

All the covenants, conditions, powers, rights and duties vested hereby, in the respective parties; shall inure 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.

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The Grantors hereby waive and release 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.

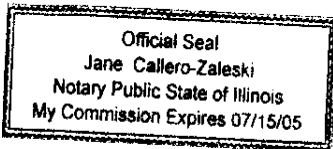
DATED this 20 day of Aug, 2003.

Daniel C. Kinsella
DANIEL C. KINSELLA

Heather A. Kinsella
HEATHER A. KINSELLA

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that DANIEL C. KINSELLA and HEATHER A. KINSELLA, personally known to me to be the same persons whose names 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 my hand and seal this 20 day of Aug, 2003.

Jane Callero Zaleski
Notary Public

Exempt under provisions of paragraph e
35 ILCS 200/31-45, (Property Tax Code)

Attorney/Representative Date

Deed prepared by: Ralph R. Bouma, Jr. Huck, Bouma, Martin, Jones & Bradshaw 1755 S. Naperville Road #200 Wheaton, Illinois 60187	Send tax bill to: Heather A. Kinsella, Trustee 1023 West Burgoyne Road Arlington Heights, Illinois 60004	After recording return to: Ralph R. Bouma, Jr. Huck, Bouma, Martin, Jones & Bradshaw 1755 S. Naperville Road #200 Wheaton, IL 60187
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LEGAL DESCRIPTION

ALL OF LOT 44 (EXCEPT THE SOUTHWESTERLY 150.00 FEET) AND ALL OF LOT 45 EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON BURGoyNE ROAD, 10.00 FEET SOUTH OF THE MOST NORTHERLY POINT OF SAID LOT, THENCE SOUTHEASTERLY TO THE NORTHEAST CORNER OF LOT 40, THENCE NORTHEASTERLY TO THE MOST NORTHEASTERLY POINT (CORNER OF LOT 45), THENCE WESTERLY ALONG THE NORTHERLY LINE OF LOT 45 TO THE NORTHWESTERLY CORNER OF LOT 45, THENCE 10.00 FEET SOUTHERLY TO THE POINT OF BEGINNING, ALL IN SHERWOOD, BEING A SUBDIVISION OF LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 10, 1930 AS DOCUMENT NUMBER 10701276, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

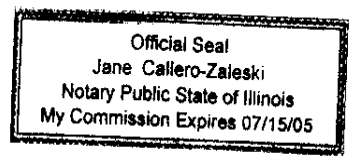
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 8-29-03

Signature: *Deborah A. Kinsella*
Grantor or Agent

Subscribed and Sworn to before me this
August 29, 2003.

Jane Callero-Zaleski
Notary Public



The grantee or the grantee's 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: 8-29-03

Signature: *Deborah A. Kinsella*

NOTE: Any person who knowingly submits 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and Sworn to before me this
August 29, 2003.

Jane Callero-Zaleski
Notary Public

