

UNOFFICIAL COPY

DEED IN TRUST



Doc#: 0324549036
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 09/02/2003 07:36 AM Pg: 1 of 4

THE GRANTORS, ALVARO VARGAS, SR. and CARMEN L. VARGAS, his wife, of the Village of Mount Prospect, County of Cook and State of Illinois, for and in consideration of Ten Dollars in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **CONVEY AND QUIT CLAIM** unto CARMEN L. VARGAS, not personally, but as Trustee of the CARMEN L. VARGAS REVOCABLE LIVING TRUST dated May 13, 2002, (the "Trustee" and "Trust Declaration", respectively) and unto all and every successor or successors in Trust under the Trust Declaration the following described real estate, to-wit:

Lot 17 in St. Cecilia's Subdivision, being a Resubdivision of Lots 2 and part of Lots 3 and 6 in Meier Brothers Subdivision, being a Subdivision of parts of Section 10 and 15, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, recorded as Document No. 3067889.

PIN: 08-10-06-017-0000

Common Address: 714 S. Noah Terrace, Mount Prospect, IL 60056

(the "Property").

TO HAVE AND TO HOLD the Property with all the appurtenances thereto upon the Trusts and for the uses and purposes herein and in the Trust Declaration set forth.

Full power and authority are hereby granted to the Trustee to improve, manage, protect and subdivide the Property or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide the 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 Property or any part thereof to a successor or successors in Trust and to grant to such successor 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 the Property, or any part thereof, in possession or reversion, by leases to commence at any time, and upon any terms and for any period or periods of time, 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 the 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 Property or any part thereof; and to deal with the

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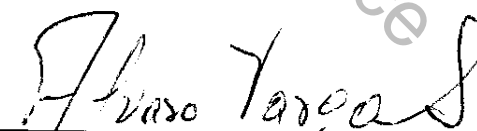
Property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the Trustee in relation to the Property, or to whom the Property 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 Property, 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 the Trustee, or be obliged or privileged to inquire into any of the terms of the Trust Declaration; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the Property 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 the Trust Declaration 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 the Trust Declaration 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 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 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 Property, 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 the Property as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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 Grantors aforesaid have hereunto set their hands and seals this 14 day of August, 2003.



 ALVARO VARGAS, SR



 CARMEN L. VARGAS

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STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ALVARO VARGAS, SR. and CARMEN L. VARGAS, his wife, 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 14TH day of August, 2003.



(SEAL)

Richard J Tarulis
Notary Public

Prepared by and RETURN TO:

Richard J. Tarulis
Brooks, Adams & Tarulis
101 North Washington Street
Naperville, IL 60540
(630) 355-2101

Send tax bills to:

Carmen L. Vargas, Trustee
714 S. Noah Terrace
Mount Prospect, IL 60056

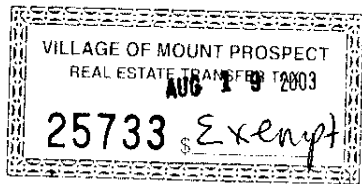
Grantee's Address:

Carmen L. Vargas, Trustee
714 S. Noah Terrace
Mount Prospect, IL 60056

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT.

8/14/03
DATE

Richard J Tarulis
REPRESENTATIVE





EUGENE "GENE" MOORE
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RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

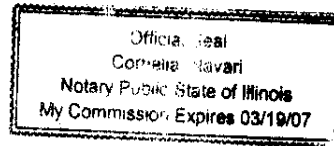
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 August 21, 20 03

Signature: Richard J Tarulis
~~Grantor~~ Agent

Subscribed and sworn to before me
By the said Richard J. Tarulis
This 21st day of August, 20 03
Notary Public Cornelia Navari

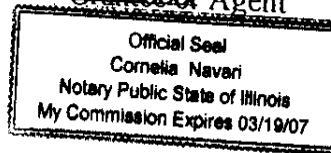


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 August 21, 20 03

Signature: Richard J Tarulis
~~Grantee~~ Agent

Subscribed and sworn to before me
By the said Richard J. Tarulis
This 21st day of August, 20 03
Notary Public Cornelia Navari



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.)