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Doc#: 0330849148
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 11/04/2003 12:56 PM Pg: 1 of 4

DEED IN TRUST

THE GRANTOR(S)

David E. Mondrall and Rosaline I.
Mondrall, Husband and Wife

of the Village of Palatine, County of Cook, and State of Illinois, in consideration of the sum of Ten and no/100(\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to David E. Mondrall, not individually but as Trustee, under the terms and provisions of a certain Trust Agreement dated the 28th day of June, 1993, and designated as David E. Mondrall Declaration of Trust, and to any and all successors, not individually, but as Trustee appointed under said Trust Agreement, or who may be legally appointed, **an undivided one-half (1/2) interest**, and to Rosaline I. Mondrall, not individually, but as Trustee under the terms and provisions of a certain Trust Agreement dated the 28th day of June, 1993, and known as the Rosaline I. Mondrall Declaration of Trust, and to any and all successors, not individually, but as Trustee appointed under said Trust Agreement, or who may be legally appointed, **an undivided one-half (1/2) interest**, in the following described real estate: (Legal description attached hereto.)

Address of Grantee: 676 Walden Drive, Palatine, IL 60067
Permanent Index Number: 02-15-112-076
Address of Real Estate: 676 Walden Drive, Palatine, IL 60067

"Exempt under provisions of
Paragraph E Section 4,
Real Estate Transfer Act."

[Signature]
8/17/03

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;

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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.

4. In the event of the inability refusal of the Trustee herein named, to act, or upon his removal from the County the Successor or Trustee named in the David E. Mondrall Declaration of Trust, dated June 28, 1993, and any amendments thereto, and Rosaline I. Mondrall Declaration of Trust dated June 28, 1993, and any amendments thereto, 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 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: 27 day of August, 2003.

David E. Mondrall (SEAL)
David E. Mondrall
State of Illinois, County of Cook

Rosaline I. Mondrall (SEAL)
Rosaline I. Mondrall

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT David E. Mondrall and Rosaline I. Mondrall, husband and wife, 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 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 27th day of August, 2003

Commission expires: 1/29/2006

[Signature]
Notary Public

"OFFICIAL SEAL"
KATHRYN M. CREMERIUS
Notary Public, State of Illinois
My Commission Expires 01/29/06

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

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

Send subsequent tax bills to:
Mr. & Mrs. David E. Mondrall
676 Walden Drive
Palatine, IL 60067

LEGAL DESCRIPTION

Parcel I:

The North 30.41 Feet of Lot 9 as Measured Along the East and West Lines Thereof, in the Townhomes of Timberlake Estates, Being a Subdivision of the Northwest 1/4 of Section 15, Township 42 North, Range 10 East of the Third Principal Meridian, in the Village of Palatine, in Cook County, Illinois.

Parcel II:

A Non-Exclusive Easement for Ingress and Egress as Set Forth in Declaration of Covenants, Conditions, Restrictions, Easements and Homeowner's Association Recorded May 2, 1990 as Document Number 90-201.697

P.I.N.: 02-15-112-076

COMMONLY KNOWN AS: 676 Walden Drive, Palatine, IL 60067

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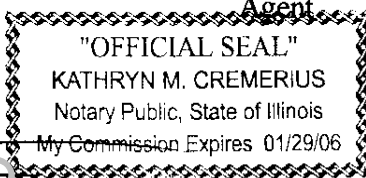
STATEMENT BY GRANTOR AND GRANTEE

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: 8/27, 2003

Signature David E. Mondrall
Agent

Subscribed and sworn to before me
by the said Agent
this 7th day of August, 2003
Notary Public _____



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: 8/27, 2003

Signature David E. Mondrall
Agent

Subscribed and sworn to before me
by the said Agent
this 7th day of August, 2003
Notary Public _____



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.)