

# UNOFFICIAL COPY

## DEED IN TRUST



Doc#: 0410049195  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 04/09/2004 03:27 PM Pg: 1 of 4

### THE GRANTORS

IRENE H. FRANSON, a widow and  
JOHN C. FRANSON, (married to  
KAREN)  
1400 Yarmouth Place, #115  
Mount Prospect, Illinois 60056

of the County of Cook and State of Illinois  
For and in consideration of Ten Dollars  
(\$10.00) and other good and valuable  
considerations in hand paid

CONVEY and QUIET CLAIM unto

JOHN C. FRANSON  
228 Verde Drive  
Schaumburg, Illinois 60175

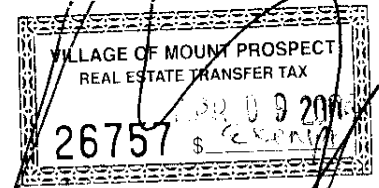
as Trustee under the provisions of the trust agreement dated the 25<sup>TH</sup> day of August, 2003 and known as THE FRANSON IRREVOCABLE FAMILY TRUST, (hereinafter referred to as said Trustee) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois:

SEE LEGAL ATTACHED HERETO

Permanent Real Estate Index Number: 03-27-100-022-1015

Address of Real Estate: 1400 Yarmouth Place, #115, Mount Prospect, Illinois 60056.

This is not homestead property as to Grantor JOHN C. FRANSON



TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said 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 said premises 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, power and authorities vested in said trust; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, 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 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 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 said premises or any part thereof; and to deal with said 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 to times hereafter. In no case shall any party dealing with said Trustee in relation to said premises, or of whom said premises 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 premises, or be obliged to see that the terms of this trust shall 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

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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.

And said grantor hereby expressly waives and releases 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, grantors aforesaid have hereunto set their hands and seals this 09 day of April, 2004.

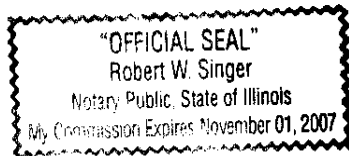
Irene H. Franson (SEAL)  
Irene H. Franson

John C. Franson (SEAL)  
John C. Franson,

STATE OF ILLINOIS, COUNTY OF COOK, SS:

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that IRENE H. FRANSON, a widow and JOHN C. FRANSON, married to KAREN, 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 9th day of April, 2004.



Robert W. Singer  
Notary Public

This instrument was prepared by ROBERT W. SINGER, Attorney at Law, 1350 West Northwest Highway, Suite 204, Mount Prospect, Illinois 60056

MAIL TO:

ROBERT W. SINGER  
1350 West Northwest Highway  
Suite 204  
Mount Prospect, Illinois 60056

SEND TAX BILL TO:

IRENE H. FRANSON  
1400 Yarmouth Place, #115  
Mount Prospect, Illinois 60056

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## LEGAL DISCRIPTION

PARCEL I: UNIT 115 IN COLONY COUNTRY APARTMENT HOMES BUILDING NUMBER 1 CONDOMINIUM, AS DELINEATED ON SURVEY OF PART OF LOT 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION BEING A SUBDIVISION OF PART OF THE NW 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NE 1/4 OF SECTION 28 BOTH IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT A TO DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY, TRUST NUMBER 76535 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 22667207, TOGETHER WITH AN UNDIVIDED PERCENTAGE 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).

PARCEL II: AN EASEMENT APPURTENANT TO PARCEL I AFORESAID, A PERPETUAL EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING AREA NO. 76, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY IN COOK COUNTY, ILLINOIS.

PARCEL III: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN GRANT DATED JUNE 6, 1972 AND RECORDED JUNE 6, 1972 AS DOCUMENT NUMBER 21927659 MADE BY CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST NUMBER 59408 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 03-27-100-022-1015

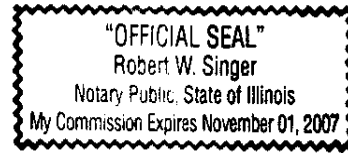
Address of Real Estate: 1400 Yarmouth Place, #115, Mount Prospect, Illinois 60056

# STATEMENT BY GRANTOR AND GRANTEE UNOFFICIAL COPY

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 APRIL 9, 2004 Signature: Irene H. Francon  
Grantor or Agent

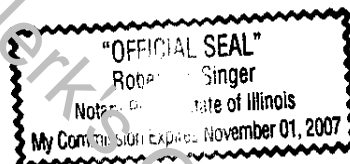
Subscribed and sworn to before me by the said IRENE H. FRANCON this 9TH day of APRIL, 2004.  
Notary Public Robert W. Singer



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 APRIL 9, 2004 Signature: Irene H. Francon  
Grantee or Agent

Subscribed and sworn to before me by the said JOAN C. FRANCON, TR this 9TH day of APRIL, 2004.  
Notary Public Robert W. Singer



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.)