

UNOFFICIAL COPY



Doc#: 0418349191
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/01/2004 02:08 PM Pg: 1 of 4

DEED IN TRUST

THE GRANTOR(S)

Roger L. Wood and
Patricia A. Wood,
Husband and Wife,
Married to each other

of St. James City County of Lee, and State of Florida, 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 Roger L. Wood and Patricia A. Wood, not individually but as co-Trustees of the Revocable Living Trust of Roger L. Wood and Patricia A. Wood dated March 17, 2004 and to any and all successors, not individually, but as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (Legal description attached hereto.)

Address of Grantee: 3775 Papaya St., St. James City, FL 33956

Permanent Index Number: 03-31-414-049-0000

Address of Real Estate: 632 W. Central Road, Arlington Heights, IL 60005

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

6/17/04 [Signature]

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, and/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; 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

A

UNOFFICIAL COPY

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 Revocable Living Trust of Roger L. Wood and Patricia A. Wood dated March 17, 2004, 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.

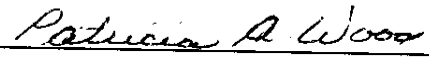
The Grantor _____ hereby waive _____ and release _____ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this: 15 day of June, 2004.



Roger L. Wood
State of Wisconsin, County of Door

(SEAL)

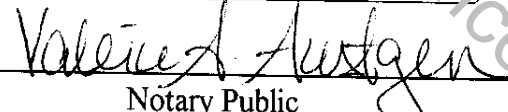


Patricia A. Wood

(SEAL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Roger L. Wood and Patricia A. Wood, Husband and Wife, Married to each other, personally known to me to be the same persons 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 15th day of June, 2004.

Commission expires: April 27, 2008


Notary Public

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

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

Send subsequent tax bills to:
Mr. & Mrs. Roger L. Wood
3775 Papaya St.
St. James City, FL 33956

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: THE NORTH 19.42 FEET OF THE SOUTH 54.55 FEET OF THE WEST 57.08 FEET AS MEASURED AT RIGHT ANGLES TO THE WEST LINE THEREOF OF THAT PART OF LOT 1 LYING NORTH OF A LINE DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 1 FROM A POINT ON SAID EAST LINE 216.66 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 1 IN HENCY C. MOEHLNG'S SUBDIVISION OF PART OF SECTION 4 AND SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT BY ALICE K. TOKOPH AND HUSBAND G. DANA RECORDED JANUARY 27, 1961 AS DOCUMENT 18072487 CREATED BY DEED FROM HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 25, 1972 AND KNOWN AS TRUST NUMBER 35267 TO FREDERICK J. KURT AND CARMEN KURT, HIS WIFE, RECORDED JULY 30, 1974 AS DOCUMENT 22797931 FOR THE PURPOSE OF PASSAGE, USE AND ENJOYMENT, INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 03-31-414-049-0000

COMMONLY KNOWN AS: 632 W. Central Rd., Arlington Heights, IL 60005

UNOFFICIAL COPY

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: JUNE 15, 2004


Signature 
Agent

Subscribed and sworn to before me
by the said Agent
this 15th day of June, 2004

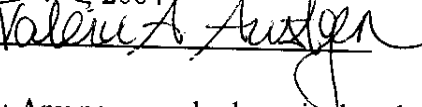
Notary Public 

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: JUNE 15, 2004

Signature 
Agent

Subscribed and sworn to before me
by the said Agent
this 15th day of June, 2004

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.)