

DEED IN TRUST
(ILLINOIS)

THE GRANTORS, JOHN C. MICHIE and JULIE M. MICHIE, husband and wife, of the County of McHenry and State of Illinois for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEY and WARRANT to



Doc#: 0420449003
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 07/22/2004 07:59 AM Pg: 1 of 3

Above space for Recorder's Office Only

JOHN C. MICHIE and JULIE M. MICHIE, as Trustees of the JOHN C. MICHIE LIVING TRUST DATED JULY 9, 2004 and to any and all successors as Trustee appointed under said Living Trust, or who may be legally appointed, the following described real estate:

LOT 50 IN PLAT OF PLANNED UNIT DEVELOPMENT OF FOREST KNOLL TOWNHOMES, IN THE SOUTHWEST QUARTER OF THE SECTION 2, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ON SEPTEMBER 13, 1978 AS DOCUMENT NUMBER 3045755 AND BY PLAT OF CORRECTION, REGISTERED ON SEPTEMBER 18, 1979 AS DOCUMENT 3118313 AND BY PLAT OF CORRECTION REGISTERED ON MARCH 27, 1985 AS DOCUMENT NUMBER 3427034 IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 02-02-301-147

Address of real estate: 219 Forest Knoll Drive, Palatine, Illinois 60074

TO HAVE AND TO HOLD said real estate and appurtenances hereto upon the trusts set forth in said Living Trust and of the following uses:

1. The Trustee 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 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, streets, 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

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every contract, option, deed, 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 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 into the title, estate, rights, powers and duties of the preceding Trustee.

3. The property conveyed by this deed is according to the recorded plat, if any, and with all its appurtenances and subject to: taxes and assessments for this and subsequent years; easements and rights of way, existing or of record; rights of any party not shown by public records; reservations, restrictions, covenants and leases of record; the lien of every trust deed or mortgage (if any) of record in said county to secure the payment of money, and remaining unreleased at the date of delivery hereof.

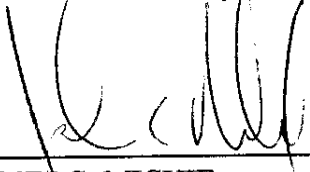
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal as Trustee, the then acting Co-Trustee or Successor Trustee is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

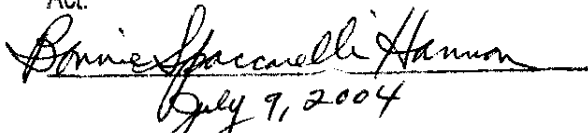

This is not homestead property.

This deed is exempt from the Real Estate Transfer Tax Act pursuant to Section 4, paragraph (e) of said Act.

DATED this 9th day of July, 2004.



JOHN C. MICHIE


July 9, 2004


JULIE M. MICHIE

STATE OF ILLINOIS: }
 SS. }
COUNTY OF COOK: }

The undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that JOHN C. MICHIE and JULIE M. MICHIE, husband and 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 9th day of July, 2004.





Notary Public

This instrument was prepared by: Attorney Bonnie Spaccarelli Hannon
 18-6 East Dundee Road, Suite #120
 Barrington, Illinois 60010

MAIL TO:
BONNIE SPACCARELLI HANNON, ESQUIRE
Law Offices of Bonnie Spaccarelli Hannon, P.C.
18-6 East Dundee Road, Suite #120
Barrington, Illinois 60010

TAX BILLS TO:
JOHN C. MICHIE LIVING TRUST
936 Ski Hill Road
Fox River Grove, Illinois 60021

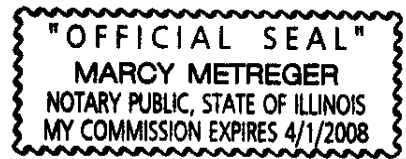
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STATEMENT BY GRANTOR AND GRANTEE

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 the 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: July 9, 2004, 2004 SIGNATURE: Bonnie Spaccavelli Hanna
~~Grantor or~~ Agent

Subscribed and sworn to before me
the said Agent, this 9th day of July, 2004



Marcy Metreger
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 the 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: July 9, 2004 SIGNATURE: Bonnie Spaccavelli Hanna
~~Grantor or~~ Agent

Subscribed and sworn to before me
the said Agent this 9th day of July, 2004



Marcy Metreger
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.)