

# UNOFFICIAL COPY

After recording return to:

**Mr. Bruce G. Thill**  
**117 W. Slade Street, Suite 201**  
**Palatine, IL 60067**

Mail tax bill to:

**Charles L. Blake, Trustee**  
**Charles L. Blake Trust**  
**57 South Brockway**  
**Palatine, Illinois 60067**

## Warranty Deed In Trust

THIS INDENTURE WITNESSETH, that the Grantors, **CHARLES BLAKE and BARBARA BLAKE**, of the Village of Palatine, in the County of Cook, and State of Illinois, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and WARRANT unto **CHARLES L. BLAKE**, whose address is 57 South Brockway, Palatine, Illinois, as Trustee under the provisions of the **CHARLES L. BLAKE TRUST**, dated January 21, 2004, the following described real estate:

THE SOUTH ½ OF LOTS 5 AND 6 IN BLOCK IN BLOCK "G" PALATINE, A SUBDIVISION BY ALEXANDER S. PRATT, OF PART OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 24, 1856 IN BOOK 125 OF MAPS, PAGE 61, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBERS: 02-22-207-006-0000 / 02-22-207-008-0000

ADDRESS OF REAL ESTATE: 57 South Brockway, Palatine, Illinois 60067

subject to Covenants, Restrictions and Easements of Record.

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such Trust Agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, and to re-subdivide said property as often as desired, to contract to sell, to grant options of 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, powers and authorities vested in said trustee, 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 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 said property, or any part thereof, for other real or personal property, to grant easements or changes 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 or times.



Doc#: 0427334021  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 09/29/2004 10:05 AM Pg: 1 of 4

*Above Space for Recorder's Use Only*

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In no case shall any party dealing with said Trustee in relation to said premises, or to 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 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 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 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, her 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 said real estate, 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 said real estate as such, but only an interest in earnings, avails and proceeds as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorials, the words "in trust" or "upon condition" or "with limitations" or words of similar import, in accordance with statute in such case made and provided.

And 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 13<sup>th</sup> day of SEPTEMBER, 2004.

  
 CHARLES L. BLAKE

  
 BARBARA A. BLAKE

**GRANTORS HEREIN CERTIFY THAT THIS IS NOT HOMESTEAD PROPERTY.**

"Exempt under provisions of Paragraph 'e', Section 4, Real Estate Transfer Tax Act. 35 ILCS 200/31-45"

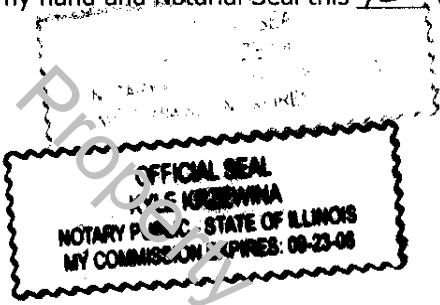
9/13/04   
 Date

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STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO CERTIFY THAT CHARLES A. BLAKE and BARBARA A. BLAKE, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 13<sup>th</sup> day of SEPTEMBER, 2004.



*[Handwritten Signature]*  
\_\_\_\_\_  
NOTARY PUBLIC

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her 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 to acquire and hold title to real estate in Illinois, a partnership authorized to do business or to acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or to acquire title to real estate under the laws of the State of Illinois.

Dated September 17, 2004

Signature:

Bruce G. Ziel  
Grantor or Agent

Subscribed and sworn to before me

by the said Agent,

on September 17, 2004.

Kyle Krzewina  
Notary Public



The grantee 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 to acquire and hold title to real estate in Illinois, a partnership authorized to do business or to acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or to acquire title to real estate under the laws of the State of Illinois.

Dated September 17, 2004

Signature:

Bruce G. Ziel  
Grantee or Agent

Subscribed and sworn to before me

by the said Agent,

on September 17, 2004.

Kyle Krzewina  
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 Tax Act.)

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF ASSIGNMENT OF BENEFICIAL INTEREST**