



Doc#: 0427449076
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 09/30/2004 12:17 PM Pg: 1 of 4

DEED IN TRUST

MAIL TO:
KUNTZ & KUNTZ
900 East Northwest Highway
Mount Prospect, Illinois 60056

TAXPAYER NAME AND ADDRESS:
Charles & Jane Baldoni
2200 Bouterse #306
Park Ridge, IL 60068

THE GRANTOR(S), CHARLES BALDONI and JANE BALDONI, husband and wife of the City of Park Ridge, County of Cook, State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY AND WARRANT unto JANE BALDONI, of 2200 Bouterse #306, Park Ridge, IL 60068, as Trustee under the provisions of a Trust Agreement dated June 30, 2004 known as the JANE BALDONI TRUST and unto every successor trustee under said agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

"See attached Legal Description"

Permanent Index Number: 09-27-200-053-1024
Property Address: 2200 Bouterse #306, Park Ridge, IL 60068



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 23393

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts 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; 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 such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, dedicate, 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 the present or in the future, upon any terms and for any period of time not exceeding in the case of any single demise the term of 198 years, to renew or extend leases upon any terms and for any period 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 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 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 hereafter.

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 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,

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UNOFFICIAL COPY

- (a) that at 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, condition 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 have been properly appointed and are fully vested with all the title, estates, rights, powers, authorities, duties and obligations of it's, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of 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 the earnings, avails and proceeds thereof as aforesaid.

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 exemption of homesteads from the sale on execution or otherwise.

Dated this 15th day of July, 2004.

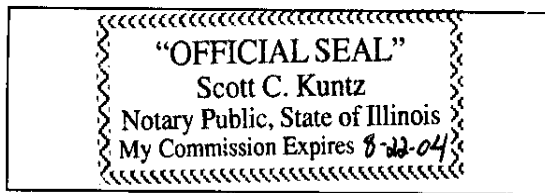
Charles Baldoni (SEAL)
Charles Baldoni

Jane Baldoni (SEAL)
Jane Baldoni

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT CHARLES BALDONI and JANE BALDONI, personally known to me to be the same person(s) whose name(s) is/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 notarial seal, this 15th day of July, 2004.



Impress Seal Here

[Signature]
Notary Public

COUNTY - ILLINOIS REVENUE STAMPS EXEMPT
UNDER PROVISIONS OF PARAGRAPH E SECTION
31-45 REAL ESTATE TRANSFER LAW

Prepared By:
Scott C. Kuntz
Kuntz & Kuntz
900 E. Northwest Highway
Mount Prospect, Illinois 60056
(847) 398-3320

[Signature]
Buyer, Seller, or Representative

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Legal Description

Unit No. 2200-306-D in the Gallery of Park Ridge Condominium, as delineated on a survey of the following described real estate:

Lot 2 in Oakton School Resubdivision of various lots, parcels and vacated alleys in the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 27, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "B" to the Declaration of Condominium filed as Document LR 3282248 together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index Number: 09-27-200-053-1024

Property Address: 2200 Bouterse #306, Park Ridge, IL 60068

Property of Cook County Clerk's Office

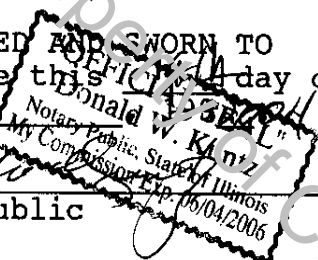
UNOFFICIAL COPY

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 July 19, 2004 Signature: [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO before me this 19th day of July, 1904
[Signature]
Notary Public

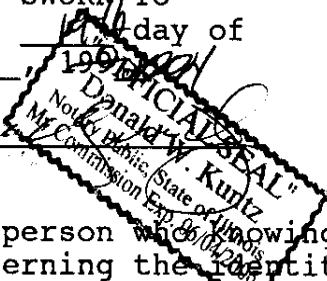


SEAL

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 July 19, 2004 Signature: [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO before me this 19th day of July, 1904
[Signature]
Notary Public



SEAL

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.)