

Doc#: 0430617261  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 11/01/2004 02:31 PM Pg: 1 of 4

Prepared By:  
Edward F. Sutkowski, Esq.  
124 Southwest Adams Street  
Suite 560  
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After Recording Return To:  
Edward F. Sutkowski, Esq.  
124 Southwest Adams Street  
Suite 560  
Peoria, Illinois 61602

Mail Tax Statement To:  
Shirley M. Balaskas, Trustee  
429 Linsey Avenue  
Schaumburg, Illinois 60194

10-18-04  
VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX  
3409 \$     

Document No. \_\_\_\_\_ filed for Record in Recorder's Office of Cook County,  
Illinois \_\_\_\_\_ at \_\_\_\_\_ o'clock \_M.

**WARRANTY DEED IN TRUST (REVOCABLE TRUST)** Recorder of Deeds

THE GRANTOR, Shirley M. Balaskas, a widower, not having since remarried, of the County of Cook, in the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEYS and WARRANTS to Shirley M. Balaskas, as Trustee ("Trustee") under the provisions The Shirley M. Balaskas Revocable Trust Agreement (the "Trust Agreement") dated March 15, 2004, as amended, or its successors in trust, designating Hylee F. Kemp as first successor trustee, the following described real estate:

Lot 9017 in Strathmore Schaumburg Unit 16, being a Subdivision of Part of the Southeast Quarter of Section 18 and part of the Northeast Quarter of Section 19, Township 41 North, Range 10 East of the Third Principal Meridian, according to plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on July 15, 1976, as Document No. 2881550; situated in the County of Cook in the State of Illinois;

(collectively referred to as the "Premises");

(commonly known as 429 Linsey Avenue, Schaumburg, Illinois 60194);

**Exempt pursuant to Section 35 ILCS 200/31-45(e)**

Shirley M. Balaskas  
Shirley M. Balaskas

9-20-04  
Date

SY  
PJ  
SN  
M.Y  
K.M

**UNOFFICIAL COPY****SUBJECT TO:**

- (a) general real estate taxes in respect of 2004 and subsequent (Real Estate Tax I.D. No. 07-18-414-012-0000);
- (b) easements, rights of way, covenants, conditions, restrictions, dedications and reservations of record;
- (c) building, zoning and use ordinances, rules and regulations and matters of survey;
- (d) rights of tenants in possession, if any; and,
- (e) drainage ditches, drain tiles, feeders, laterals and underground pipes, if any.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois. Such Trustee to have and to hold the Premises with the appurtenances thereto belonging upon the trusts and for the following uses and purposes and such others as are given under the Trust Agreement:

1. To retain any property or undivided interest in property received from any source, including residential property, regardless of any lack of diversification, risk or non-productivity;
2. To sell any trust property, for cash or on credit, at public or private sales; to exchange any trust property for other property; to grant options to purchase or acquire any trust property; and to determine the prices and terms of sales, exchanges and options;
3. To operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; to release or dedicate any interest in real estate; and,
4. To borrow money for any purpose, from any source, and to mortgage or pledge any trust property.

In no case shall any person dealing with any Trustee in relationship to the property, or to whom the property shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the property, or be obliged to see that the terms of the Trust Agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any terms of the Trust

# UNOFFICIAL COPY

Agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in respect of the property shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instruments:

1. At the time of delivery thereof, the Trust created by this Deed and by the Trust Agreement was in full force and effect;
2. Such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed and in the Trust Agreement or in some amendment thereof and binding upon all beneficiaries thereunder;
3. The Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and,
4. If the conveyance is made to a successor in trust, such successor in trust has been properly appointed and is fully vested with all title, estate, rights, powers, authorities, duties and obligations of its predecessor in trust.

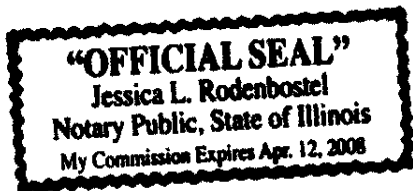
Dated: 9-20, 2004.

Shirley M. Balaskas  
 Shirley M. Balaskas

STATE OF ILLINOIS     )  
   ) ss  
 COUNTY OF COOK        )

The undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY THAT Shirley M. Balaskas, a widower, not having since remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered such instrument as her 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 20 day of September, 2004.



Jessica L. Rodenbostel  
 Notary Public

# UNOFFICIAL COPY

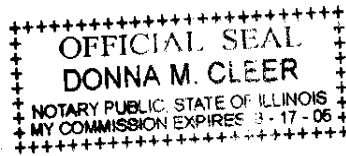
## STATEMENT BY GRANTOR AND GRANTEE

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 October 21, 2004

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said Agent  
this 21 day of October, 2004  
Notary Public: [Handwritten Signature]



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 October 21, 2004

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said Agent  
this 21 day of October, 2004  
Notary Public: [Handwritten Signature]



**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.

(Attached 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.)