



Doc#: 0436208067
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 12/27/2004 12:12 PM Pg: 1 of 5

Lawyers Unit #07902 Case# 04-06336 AM 1 of 1

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor(s), FOXFIRE VENTURE CORPORATION
of the County of DU PAGE and State of ILLINOIS, for and in consideration of the sum
of Ten Dollars (\$ 10.00), in hand paid, and of other good
and valuable consideration, receipt of which is hereby duly acknowledged, Convey(s) and Warrant(s) unto
the First American Bank, an Illinois Banking Corporation duly organized and existing under the laws of the
State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under
the provisions of a certain Trust Agreement, dated the 1st day of May, 2004,
and known as Trust Number 1-04-110, the following described real estate in the
County of COOK and State of Illinois, to-wit:

COMMONLY KNOWN AS: 2014 N Rand #205 Palatine, IL 60074
Permanent Index Number: 02-02-204-010
02-02-400-080
SUBJECT TO:

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the use
and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said
real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision
or part thereof, and to resubdivide said real estate 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 real estate
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 real estate, or any part thereof, to lease said real estate, or any part thereof, from
time to time, in possession or reversion, by leases to commence in praesenti 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 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 real estate, or any part thereof, for other real or personal property, to grant easements

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| REAL ESTATE TRANSFER TAX | 00140.00 | FP326660 |
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0000013099

STATE OF ILLINOIS



STATE TAX

DEC. 13.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

| | | |
|-----------------------------|----------|----------|
| REAL ESTATE TRANSFER TAX | 00070.00 | FP326670 |
|-----------------------------|----------|----------|

0000147473

COOK COUNTY



COUNTY TAX

REAL ESTATE TRANSACTION TAX

DEC. 13.04

REVENUE ST/MT

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or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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 hereafter.

In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery whereof 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee or any successor in trust, 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 or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither the First American Bank, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit in or about the said real estate or as a result of any operations conducted on or any contamination of, on or about said real estate, including, without limitation, any injury or damage associated with or resulting from the environmental condition of said real estate, such operations or any substance thereon or the release or threat of release of any substance therefrom, or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed. The Grantor(s) and each and every beneficiary shall indemnify, defend, protect and hold harmless the Trustee, its officers, directors, employees, agents, successors and assigns from any and all claims, penalties, fines, judgments, forfeitures, losses, costs, expenses (including reasonable attorneys' fees) and other liabilities associated with and such injury or damage.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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, the intention hereof being to vest in said the First American Bank the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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 memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided, and said Trustee shall not be required to produce the said Agreement or a copy thereof, or any extracts therefrom, as evidence that any transfer, charge or other dealing involving the registered lands is in accordance with the true intent and meaning of the trust.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 sales on execution or otherwise.

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In Witness Whereof, the grantor _____ aforesaid ha _____
 hereunto set _____ hand _____ and seal _____
 this 2nd day of December 2004
Robert V.P. [SEAL] _____ [SEAL]
 _____ [SEAL] _____ [SEAL]

State of Illinois }
 County of Waukegan } SS. I, the undersigned a Notary Public in and for said County, in
 the state aforesaid, do hereby certify that Paul J. Unruh

 personally known to me to be the same person _____
 whose name Paul J. Unruh subscribed to the foregoing
 instrument, appeared before me this day in person and acknowledged that
 the said instrument as his signed, sealed and delivered
 the said instrument as _____ 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 2nd day
 of December, 2004
Christine M. McDonough
 Notary Public



GRANTEE'S ADDRESS AND
 RETURN TO
 FIRST AMERICAN BANK

First American Bank
 Trust Department
 218 West Main Street
 West Dundee, IL 60118

Document Prepared By: ↑

Send Subsequent Tax Bills To:

3466C
950 N. Elmwood Rd
MT Prospect IL
60056

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Property Address: 2014 N. RAND RD. UNIT 205
PALATINE, IL

PIN #: 02-02-204-010 02-02-400-080
02-02-400-999-1013 ARB

Unit number 205 at 2014 N. Rand in Foxfire Condominium as delineated on a survey of the following described parcel of real estate:
part of the east 1/2 of section 2, township 42 north, range 10, east of the third principal meridian lying southwest of Rand Road;
which survey is attached as an exhibit to the declaration of condominium recorded May 14, 2004 as document number 0413534023, together with said unit's undivided percentage interest in the common elements.

Property of Cook County Clerk's Office