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Doc#: 0500411135
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/04/2005 11:36 AM Pg: 1 of 4

WARRANTY DEED IN TRUST

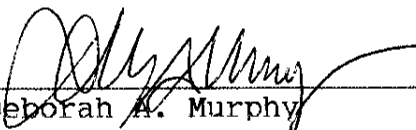
THE GRANTOR, Deborah A. Murphy, divorced and not since remarried, of the Village of Buffalo Grove, County of Lake, State of Illinois, for and in consideration of ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to

Shaun Evan Chinsky, successor trustee of the Michael P. Chinsky Trust dated November 3, 1992, 2723 Woodland Drive, Northbrook, IL 60062 TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes in said Trust set forth 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

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 11 day of December, 2004


Deborah A. Murphy

(SEAL)

FIRST AMERICAN TITLE

995836

Permanent Real Estate Index Number: 03-05-305-056-0000

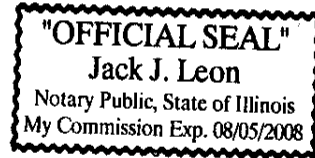
Address of Real Estate: 1085 Bernard Drive, Buffalo Grove, IL 60089

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State of Illinois, County of Lake ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Deborah A. Murphy, divorced and not 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 the said 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 official seal, this 17th day of December, 2004.



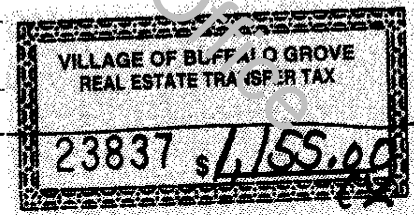
Jack J. Leon
NOTARY PUBLIC

Commission expires 8/5/2008

This instrument was prepared by Jack J. Leon, Post Office Box 814, Lincolnshire, IL 60069

MAIL TO:

Michele Kaylegian
1085 Bernard Dr
Buffalo Grove IL 60089



SEND SUBSEQUENT TAX BILLS TO:

Michele Kaylegian
1085 Bernard Dr
Buffalo Grove IL 60089

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LEGAL DESCRIPTION - EXHIBIT A


Legal Description: Lot 493 in Strathmore in Buffalo Grove Unit #2 in Sections 5 and 6, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded February 8, 1968 as Document 20400442, in Cook County, Illinois.

Permanent Index #'s: 03-05-305-056-0000 Vol. 231

Property Address: 1085 Bernard Drive, Buffalo Grove, Illinois 60089

Property of Cook County Clerk's Office

STATE TAX



STATE OF ILLINOIS


DEC. 28. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000003669

REAL ESTATE TRANSFER TAX
0038500
FP 103027

COUNTY TAX



COOK COUNTY

REAL ESTATE TRANSACTION TAX

DEC. 28. 04

REVENUE STAMP

0000003880

REAL ESTATE TRANSFER TAX
0019250
FP 103028

Exhibit B To Warranty Deed in Trust

UNOFFICIAL COPY

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, and 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 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 the present or in the future, 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 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 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 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 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, 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 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.

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 sale on execution or otherwise.

DATED this _____ day of _____, 19_____

_____(SEAL) _____(SEAL)
_____(SEAL) _____(SEAL)

NOTE : PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

ATTACH NOTARY ACKNOWLEDGMENT