

UNOFFICIAL COPY

DEED IN TRUST
(Individual to Individual)



Doc#: 0500534004
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 01/05/2005 09:30 AM Pg: 1 of 3

THE GRANTOR, Casimir A. Mikolajczak, a widower, of 287 Pembridge, Unit B-2 in the Village of Schaumburg, County of Cook, and State of Illinois, for and in consideration of One Dollar, in hand paid, Conveys and Warrants to

Casimir A. Mikolajczak, not individually, but as trustee of the Casimir A. Mikolajczak Trust dated February 12, 1991, of 287 Pembridge, Unit B-2, Schaumburg, Illinois 60193;

the following described Real Estate, commonly known as 287 Pembridge, Unit B-2, in the Village of Schaumburg, County of Cook, in the State of Illinois, to wit:

Unit 1-3-11-LB2 in Lexington Village Coach House Condominium as delineated on a survey of a parcel of land being a part of the East 1/2 of the South East 1/4 of Section 22, Township 41 North, Range 20, East of the Third Principal Meridian (hereinafter referred to as "Development Parcel"), which survey is attached as Exhibit "A" to Declaration of Condominium made by Central National Bank in Chicago, as Trustee under Trust Agreement dated June 1, 1977 and known as Trust Number 22502, recorded in the office of the Recorder of Deeds of Cook County, Illinois, as Document Number 24383272 together with a percentage of the common elements appurtenant to said units as set forth in said Declaration and in accordance with amended Declarations, together with a perpetual and exclusive easement in and to all garage units and set forth on said Declaration and survey, in Cook County, Illinois.

Permanent Real Estate Index Number 07-22-402-045-1076

Subject to: Covenants, conditions and restrictions of record; public and utility easements and roads and highways, if any, and real estate taxes for 1992 and subsequent years.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and 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 said premises or any part thereof to a successor or successors in trust and 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 *futuro*, and upon any terms or for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 thereafter, to contract to make leases and to grant options to lease and options to extend 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

4052

VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX



UNOFFICIAL COPY

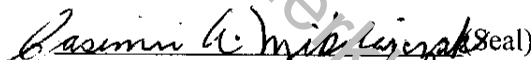
any right, title or interest in or about an easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar 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 trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) that conveyance is made to a successor or successors in trust, that such successor or successors in trust have been appointed and are fully vested with all the title, rights, powers, authorities, duties and obligations of its, his or her predecessor in trust.

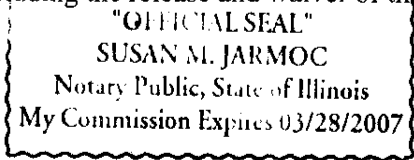
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby deemed to be personal property, and no beneficiary 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) aforesaid hereby expressly waive(s) and release(s) any and all right or benefit under and by virtues 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 grantor aforesaid has hereunto set her hand and seal this the 31th day of December, 2004.


Casimir A. Mikolajczak (Seal)

I, the undersigned, a Notary Public, in and for the County of Cook, and State of Illinois, do hereby certify that Casimir A. Mikolajczak 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.




Notary Public

Given under my hand and official seal, this 31th day of December, 2004

My Commission Expires:
This instrument was prepared by and Mail To:

Address of Property and Send Tax Bills To:

Barry C. Kessler
Kessler, Krantz & Christensen
318 West Randolph Street, 5th Floor
Chicago, Illinois 60606.

287 Pembridge
Unit B-2
Schaumburg, Illinois 60193



UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

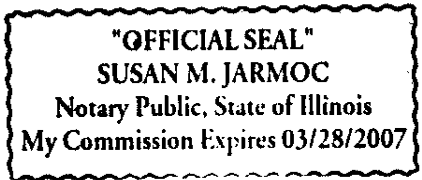
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real 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 January 5, 2005

Signature *[Handwritten Signature]*
Grantor or Agent

SUBSCRIBED and SWORN to before me
this 5th day of January, 2005.

[Handwritten Signature]
Notary Public



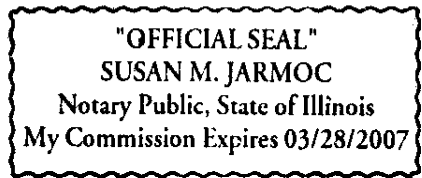
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 5, 2005

Signature *[Handwritten Signature]*
Grantee or Agent

SUBSCRIBED and SWORN to before me
this 5th day of January, 2004.

[Handwritten Signature]
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.