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DEED IN TRUST



Doc#: 0501449401
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/14/2005 03:18 PM Pg: 1 of 3

THE GRANTORS, BONNIE L. SUZDA, (f/k/a BONNIE LEE GERRARD) married to PETER T. SUZDA, and PETER T. SUZDA, as to his homestead interest only, of the County of Cook, and the State of Illinois, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, Convey and WARRANT to BONNIE L. SUZDA as Trustee under a Trust Agreement dated DECEMBER 20, 2004, 1295 Sterling Avenue, Palatine, Illinois 60067, and to all and every successor or successors in trust under said declaration of trust the following described real estate in Cook County, Illinois:

PARCEL I:

Unit No. 208 in the building identified as No. 1295 Sterling Avenue, as delineated on the survey plat of that certain Parcel of Real Estate in the West 1/2 of the North-east 1/4 of Section 9, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by LaSalle National Bank, as Trustee under Trust Agreement dated September 25, 1972 and known as Trust Number 44634, recorded in the Office of the Recorder of Cook County, Illinois as Document Number 23,072,506, which Declaration of Condominium has been amended by Document No. 23,079,371 filed in the Office of the Recorder of Cook County, Illinois (said Declaration of Condominium, as so amended, hereinafter collectively referred to as the "Declaration"), and as delineated in any amendments to said survey plat (said Unit being referred to as Unit No. 19-208 in the table attached as Exhibit "B" to the Declaration, as amended from time to time), together with the undivided percentage interest in the Common Elements of said property appurtenant to said Unit, as set forth in the Declaration, as amended from time to time, which percentage shall automatically change in accordance with Amended Declarations, as such term is defined in the Declaration, as same are filed of record pursuant to the Declaration, and together with any additional Common Elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declaration, which percentages shall automatically be deemed to be conveyed effective on the recording of any such Amended Declaration.

PARCEL II:

A perpetual and exclusive easement in and to parking space No. P-27 appurtenant to the above described Unit as delineated in Exhibit A of the above described Declaration of Condominium and as granted by Easement Document No. 23,255,237.

Common Address: 1295 Sterling Avenue, Unit 208, Palatine, Illinois 60067
Real Estate Index Number: 02-09-202-013-1024

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TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the declaration of trust.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the 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 the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust 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 of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all the beneficiaries thereunder; (c) that the 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 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, her, or their predecessor in trust.

The grantors hereby expressly waive and release any and all right 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.

The grantors have signed this deed on December 20, 04

Bonnie L. Suzda FRW Bonnie Lee Gerrard Peter T. Suzda
BONNIE L. SUZDA f/w/a BONNIE LEE GERRARD PETER T. SUZDA, as to his homestead interest only

STATE OF ILLINOIS

COUNTY OF COOK

)
) ss. Exempt under Paragraph (e), Section 200/31-45 of the
) Estate Transfer Tax Act & Cook County Ordinance 95167

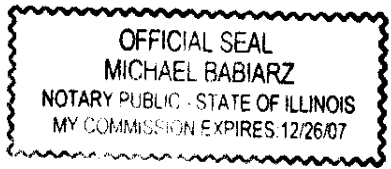
Date: 11/2/05 Signed: James M. Dutton ABENT

I am a notary public for the County and State above. I certify that BONNIE L. SUZDA, f/w/a BONNIE LEE GERRARD) married to PETER T. SUZDA, and PETER T. SUZDA, as to his homestead interest only, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that they signed and delivered the 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.

Dated: 12/20/04

[Signature]
NOTARY PUBLIC

Prepared by & Mail To:
Michael A. Babiarz
Attorney at Law
625 North Ct., Suite 230
Palatine, IL 60067



Send Subsequent Tax Bills To:
BONNIE L. SUZDA
1295 Sterling Avenue, Unit 208
Palatine, Illinois 60067

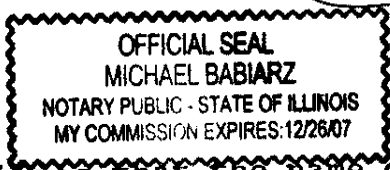
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The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized 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 January 13, 2005

Signature: *Laura M. Bertson*
Grantor or Agent

Subscribed and sworn to before me by the said Laura M. Bertson this 13th day of January, 2005
Notary Public *[Signature]*

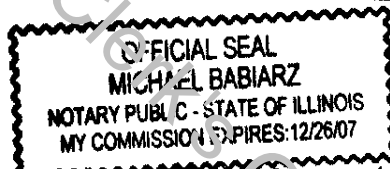


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 13, 2005

Signature: *Laura M. Bertson*
Grantee or Agent

Subscribed and sworn to before me by the said Laura M. Bertson this 13th day of January, 2005
Notary Public *[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.

(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.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS