

# UNOFFICIAL COPY



**WEST SUBURBAN BANK**

LAND TRUST DEPARTMENT  
711 South Westmore Avenue  
Lombard, IL 60148  
(630) 652-2500



Doc#: 0503945069  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 02/08/2005 10:08 AM Pg: 1 of 3

## DEED IN TRUST

AFTER RECORDING, RETURN TO:  
Nigro & Westfall, P.C.  
1793 Bloomingdale Rd.  
Glendale Heights, IL 60139

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, Sean M. Kelly, a single person,

of the County of Cook and State of Illinois, for and in consideration of Ten & No/100's (\$10.00) Dollars, and other good and valuable considerations in hand paid. Convey and warrant unto WEST SUBURBAN BANK, a State Banking Corporation of Lombard, Illinois, as Trustee under the provisions of a trust agreement dated the 30th day of November, 2004, known as Trust Number 12645, the following described real estate in the County of Cook and State of Illinois, to-wit:

Lot 35 in Block 17 in Arlington Heights Park Manor, a subdivision in the East 1/2 of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian, as per plat recorded on April 29, 1926 as Document No. 9257733, in Cook County, Illinois.

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

Sean M Kelly Date: 12/8/04

PROPERTY ADDRESS: 705 McKinley, Arlington Heights, Illinois

PIN NO. 03-32-413-002-0000

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 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 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 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 and 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 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.

66  
[Handwritten initials]

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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 by this indenture and by said trust agreement was in full force that at the time of the delivery thereof the trust created by this indenture and 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. 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 the said grantor hereby expressly waives and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor \_\_\_\_\_ aforesaid has \_\_\_\_\_ hereunto set his hand \_\_\_\_\_ and seal \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_

Sean M. Kelly (Seal)  
SEAN M. KELLY  
\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

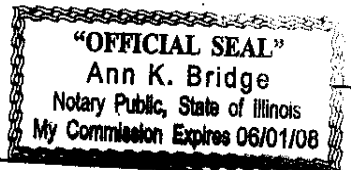
PREPARED BY: Nigro & Westfall, P.C., 1793 Bloomingdale Rd., Glendale Heights, IL 60139

STATE OF ILLINOIS,  
COUNTY OF DuPage SS.

I, ANN K. BRIDGE, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Sean M. Kelly

whose name is personally known to me to be the same person acknowledged that he subscribed to the foregoing instrument, appeared before me on day in person and signed, sealed and delivered the said instrument as his 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 8th day of December, 2004.



Ann K. Bridge  
Notary Public

After recording send to:  
WEST SUBURBAN BANK  
LAND TRUST DEPARTMENT  
711 South Westmore Avenue  
Lombard, IL 60148

Send Tax Bills To:  
Sean M. Kelly  
944 N. Fernandez  
Arlington Heights, IL  
60004

705 McKinley, Arlington Heights  
For information only insert street address of above described property.

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## STATEMENT OF GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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: 12/8, 2004. Signature: \_\_\_\_\_  
Grantor or Agent

SUBSCRIBED and SWORN to  
before me this 8<sup>th</sup> day  
of December 2004.

Ann K. Bridge  
NOTARY PUBLIC

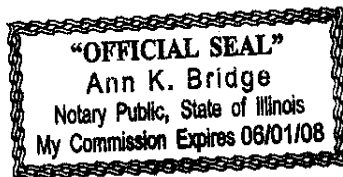


The grantees or their agent affirm that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: 12/8, 2004. Signature: \_\_\_\_\_  
Grantee or Agent

SUBSCRIBED and SWORN to  
before me this 8<sup>th</sup> day  
of December 2004.

Ann K. Bridge  
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.

(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.)