

UNOFFICIAL COPY

DEED IN TRUST



MAIL TO:

William D. Pulak
Pollock, Meyers, Eicksteadt & Pulak, LLP.
100 W. Washington Street
Marengo, Illinois 60152

Doc#: 0505448081
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 02/23/2005 12:16 PM Pg: 1 of 4

NAME AND ADDRESS OF TAXPAYER:

John R. Balazs, Trustee
676 Alice Drive
Northbrook, Illinois 60062

THE GRANTORS, **John R. Balazs and Mary Louise Balazs**, husband and wife, of the City of Northbrook, County of Cook and State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$ 10.00) and other good and valuable consideration in hand paid, **Convey and Quitclaim** to the GRANTEE **John R. Balazs** as Trustee, under the provisions of a private Trust Agreement, known as the John R. Balazs Trust No. 101, dated February 8, 2005, of 676 Alice Drive, in the City of Northbrook, County of Cook and State of Illinois, an undivided one half (1/2) interest in the following Real Estate:

LOT 10 IN BLOCK 5 IN MANUS NORTH SHORE ESTATES, BEING IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 04-05-406-012-0000

COMMONLY KNOWN AS: 676 Alice Drive, Northbrook, Illinois 60062.

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under the Homestead Exemption laws of this State.

To Have And To Hold the said premises with the appurtenances upon the trusts and for the purposes set forth in this deed.

Full power and authority is hereby granted to said Trustee:

- (a) To improve, manage, protect and subdivide said premises.
- (b) To dedicate parks, streets, highways and alleys.
- (c) To vacate any subdivision or part thereof.
- (d) To contract to sell, to sell on any terms, and to convey either with or without consideration.
- (e) To donate, dedicate, to mortgage, to pledge or otherwise encumber said property.
- (f) To lease said property, or any part thereof, from time to time, by present or future leases.
- (g) To partition or to exchange said property, or any part thereof, for other real or personal property.
- (h) 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.
- (i) To grant easements or charges of any kind.

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BMR

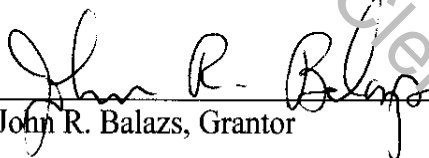
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- (j) To release, convey or assign any right, title or interest in or about said premises.
- (k) To have the actual possession of, and to receive the rents and profits from, the said premises.
- (l) To deal with said property and every part thereof, without limitation by the enumeration thereof, in all other ways and for such other considerations as it would be lawful for any person owning the same to deal therewith, whether similar to or different from the ways above specified, at any time or times hereafter.

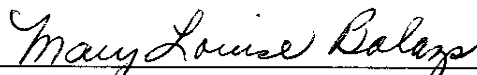
In no case shall any party dealing with said Trustee or successor Trustee or Trustees, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged or privileged to see to the application of any purchase money, rent, money borrowed, on advanced on said premises, or be obliged or privileged to see that the terms of this Trust have been complied with, or be obliged or privileged to inquire into the necessity or expediency of any act by said Trustee, or into any of the terms of said Trust Agreement, and every deed, Trust deed, mortgage, lease or other instrument executed by said Trustee and any successor Trustee or Trustees 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 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, as amended, and is binding upon all beneficiaries thereunder, (c) that said Trustee is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (d) that if the conveyance is made to a successor or successors in trust such successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties and obligations of its, his, her or their predecessors. 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. It is the express intention of this instrument to vest in said Trustee the entire legal and equitable title in fee in and to all of the premises described above. In case any grantee Trustee shall die, resign, refuse, or be unable to act as such for any reason hereunder, then the successor trustee named in the trust instrument shall have all Trustee powers without the necessity of any conveyance to any such successor Trustee of any of the property of the Trust. The word "Trustee" shall include the plural as well as the singular unless the context shall otherwise indicate. Words of any gender shall be construed to include correlative words of each other gender.

Dated this 9th day of February, 2005.

Signed



 John R. Balazs, Grantor




 Mary Louise Balazs - Grantor

This Transaction is exempt under provisions of Paragraph e., Section 4, of the Real Estate Transfer Tax Act.

9 FEB 05

Date



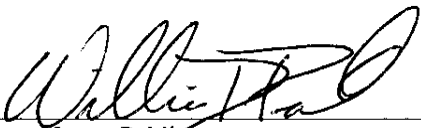
 Buyer, Seller or Representative

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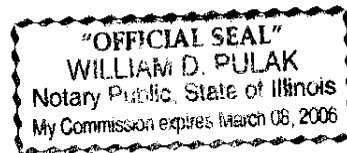
STATE OF ILLINOIS)
)
COUNTY OF MCHENRY)

I, the undersigned, a **Notary Public** in, and for the aforesaid County and State, DO HEREBY CERTIFY that **John R. Balazs and Mary Louise Balazs**, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed this instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal this 9th day of February, 2005.



Notary Public



Property of Cook County Clerk's Office

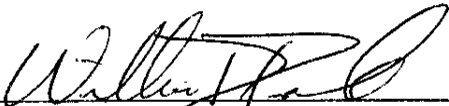
Prepared by:

William D. Pulak
Pollock, Meyers, Eicksteadt & Pulak, LLP.
100 W. Washington Street
Marengo, IL 60152
815/568-8071

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 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 FEB 9, ~~19~~ 2005

Signature: 

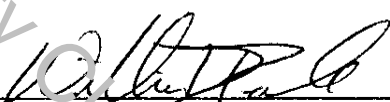
Grantor or Agent

Subscribed and sworn to before me

by the said WILLIAM D. POLAK
this 9TH day of FEBRUARY, ~~19~~ 2005
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 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 FEB 9, ~~19~~ 2005

Signature: 

Grantee or Agent

Subscribed and sworn to before me

by the said WILLIAM D. POLAK
this 9TH day of FEBRUARY, ~~19~~ 2005
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.)



JESSE WHITE

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