

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)



Doc#: 0511718086
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 04/27/2005 11:33 AM Pg: 1 of 4

MAIL TO:

John C. Haas
Attorney at Law
115 S. Emerson Street
Mt. Prospect, IL 60056

NAME & ADDRESS OF TAXPAYER:

Nancy S. Hirn
902 N. Auburn Woods Drive
Palatine, IL 60067

THE GRANTOR, **NANCY S. HIRN**, divorced and not since remarried, of the Village of Palatine, County of Cook, State of Illinois, for and in consideration of Ten & no/100 Dollars, and other good and valuable considerations, in hand paid, CONVEYS and WARRANTS to: **NANCY S. HIRN, 902 N. Auburn Woods Drive, Palatine, Illinois 60067**, as Trustee under the provisions of a trust agreement dated the 15th day of March, 2005, and known as the **NANCY S. HIRN DECLARATION OF TRUST** (hereinafter referred to as "said trustee," regardless of the number of trustees), grantee,

and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to-wit:

PARCEL 1:

That part of Lot 18 in Auburn Woods, being a Subdivision of part of the Southeast 1/4 of the Southwest 1/4 of Section 10 and part of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded June 8, 1987 as Document 87309333 and re-recorded September 15, 1987 as Document 87504960, in Cook County, Illinois described as follows: Commencing at the Northwest corner of said Lot 18, thence the following 2 courses and distances along the North line of said Lot 18; 1) North 89 degrees 50 minutes 07 seconds East a distance of 68.50 feet; 2) thence South 78 degrees 32 minutes 28 seconds East a distance of 60.24 feet to the point of beginning; thence the following 2) courses and distances along said North line of Lot 18; 1) continuing South 78 degrees 32 minutes 28 seconds East for a distance of 23.21 feet; 2) thence South 89 degrees 09 minutes 07 seconds East a distance of 1.17 feet; thence leaving said North line of Lot 18 and running South 00 degrees 49 minutes 00 seconds West for a distance of 102.71 feet to a point on the South line of said Lot 18; thence the following 2) courses and distances along said South line of Lot 18; 1) Westerly along a curve concave Southerly having a radius of 90.01 feet, having a chord bearing of North 81 degrees 28 minutes 54 seconds West, for an arc distance of 24.10 feet to a point of tangency; 2) thence North 89 degrees 09 minutes 07 seconds, West a distance of 0.18 feet; thence leaving said South line of Lot 18 and running North 00 degrees 49 minutes 00 seconds East for a distance of 103.77 feet to said point of beginning, in Cook County, Illinois.

UNOFFICIAL COPY**PARCEL 2:**

Easement for the benefit of Parcel 1 for ingress and egress over Lot 22 in said Subdivision recorded June 8, 1987 as Document 87309313 and re-recorded September 15, 1987 as Document 87504960 as set forth in Declaration recorded as Document 87309314, in Cook County, Illinois.

Permanent Real Estate Index Number: **02-10-307-105**

Address of Real Estate: **902 N. Auburn Woods Drive, Palatine, Illinois 60067**

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.

Exempt under provisions of Paragraph E, Section 4 of Real Estate Transfer Act

3/15/05 [Signature]
Date Grantor, Grantee or Agent

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; 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 another trustee or to a successor or successor 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 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 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

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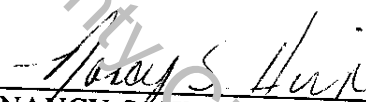
instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in 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.

If the title to any of the above lands 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 cases made and provided.

And the said grantor hereby expressly waives and releases 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.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 15th day of March, 2005.



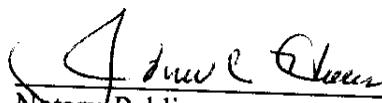
NANCY S. HIRN (SEAL)

STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following person, **NANCY S. HIRN, 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.

WITNESS my hand and official seal this 15th day of March, 2005.





Notary Public

This instrument prepared by: John C. Haas, 115 S. Emerson St., Mount Prospect, IL 60056 (847) 255-5400

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STATEMENT BY GRANTOR AND GRANTEE

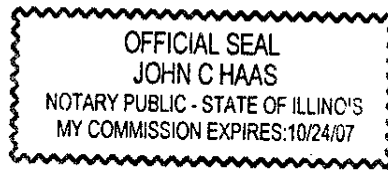
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 March 15, 2005

Signature:

Nancy S. Hirn
Grantor of Agent

Subscribed and sworn to before me by the said NANCY S. HIRN this 15th day of March, 2005.



John C. Haas
Notary Public

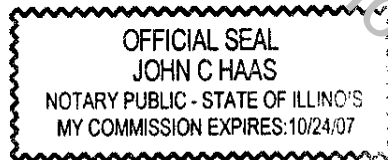
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 15, 2005

Signature:

Nancy S. Hirn
Grantee or Agent

Subscribed and sworn to before me by the said NANCY S. HIRN this 15th day of March, 2005.



John C. Haas
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.)