

UNOFFICIAL COPY 010620708

DEED IN TRUST  
(ILLINOIS)

Doc#: 0511718089  
Eugene "Gene" Moore Fee: \$34.50  
Cook County Recorder of Deeds  
Date: 04/27/2005 11:34 AM Pg: 1 of 6

01/0001 25 001 Page 1 of 1  
001-07-13 09:22:30  
Cook County Recorder 27.50

0010620708

MAIL TO:

John C. Haas  
Attorney at Law  
115 S. Emerson Street  
Mt. Prospect, IL 60056  
File 10190 & Trust File

NAME & ADDRESS OF TAXPAYER:

Maribel J. Leibforth  
77 S. Evergreen Ave., #703  
Arlington Heights, IL 60005

THIS DEED IS BEING RE-RECORDED TO REFLECT THE CORRECT  
LEGAL DESCRIPTION ON EXHIBIT A ATTACHED HERETO.

1st AMERICAN TITLE order # CA9717448

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AM  
YY

THE GRANTOR, MARIBEL J. LEIBFORTH, a widow, of the Village of  
Arlington Heights, 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: MARIBEL J.  
LEIBFORTH, 77 S. Evergreen Avenue, Unit 703, Arlington Heights, Illinois  
60005, as Trustee under the provisions of a trust agreement dated the  
6th day of July, 2001, and known as the MARIBEL J. LEIBFORTH DECLARATION  
OF TRUST (hereinafter referred to as "said trustee," regardless of the  
number of trustees,)

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:

See Legal Description attached hereto and made a part hereof.

Permanent Real Estate Index Numbers: 03-29-349-032-1049  
03-29-348-032-1210

Address of Real Estate: 77 S. Evergreen Avenue, Unit 703, Arlington  
Heights, Illinois 60005

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

7/9/01  
Date

Gene Moore, atty.  
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

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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 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,

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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.

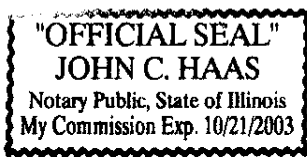
IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal this 9th day of July, 2001.

Maribel J. Leibforth (SEAL)  
MARIBEL J. LEIBFORTH

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, **MARIBEL J. LEIBFORTH, a widow**, 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 9th day of July, 2001.



John C. Haas  
Notary Public

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

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## LEGAL DESCRIPTION

LOT 2, BEING ALSO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 8.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 5.34 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 4.87 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 1.82 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 18.70 FEET; THENCE NORTH 00 DEGREES 01 MINUTE EAST, 2.51 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 5.20 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 7.72 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 0.44 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 0.99 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 11.66 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 00 SECONDS EAST, 0.99 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 2.04 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 0.99 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 9.22 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 00 SECONDS EAST, 2.68 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 5.41 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING ABOVE ELEVATION 682.85 FEET USGS DATUM AND ALSO EXCEPTING THAT PART LYING BELOW ELEVATION 674.05 FEET USGS DATUM, ALL IN ARLINGTON TOWN SQUARE, BEING A RESUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 9, 1998, AS DOCUMENT NO. 98281581 AND AS AMENDED AND RE-RECORDED DECEMBER 30, 1999 AS DOCUMENT 09205833 IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 30, 1999 AS DOCUMENT NUMBER 09205834, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PROPERTY ADDRESS: 77 S. Evergreen Avenue, Unit 703, Arlington Heights, Illinois 60005

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## EXHIBIT A LEGAL DESCRIPTION

### PARCEL 1:

UNIT 703 AND GARAGE SPACE 116 IN THE RESIDENCES OF ARLINGTON TOWN SQUARE, A CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PREMISES:

ALL OF LOTS 1, 5, 7 AND 8 TOGETHER WITH THAT PART OF LOT 2 BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID LOT 2, BEING ALSO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 8.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 01 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 5.34 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 4.87 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 1.82 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 18.70 FEET; THENCE NORTH 00 DEGREES 01 MINUTE EAST, 2.51 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 5.20 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 7.72 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 0.44 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 0.99 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 11.66 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 00 SECONDS EAST, 0.99 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 2.04 FEET; THENCE SOUTH 00 DEGREES 01 MINUTE 00 SECONDS WEST, 0.99 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 9.22 FEET; THENCE NORTH 00 DEGREES 01 MINUTE 00 SECONDS EAST, 2.68 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS WEST, 5.41 FEET TO THE PLACE OF BEGINNING, EXCEPTING THEREFROM THAT PART LYING ABOVE ELEVATION 682.85 FEET USGS DATUM AND ALSO EXCEPTING THAT PART LYING BELOW ELEVATION 674.05 FEET USGS DATUM, ALL IN ARLINGTON TOWN SQUARE, BEING A RESUBDIVISION IN THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON APRIL 9, 1998, AS DOCUMENT NO. 98281581 AND AS AMENDED AND RE-RECORDED DECEMBER 30, 1999 AS DOCUMENT 09205833 IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 30, 1999 AS DOCUMENT NUMBER 09205834, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

The grantor hereunder ("**Grantor**") also hereby grants to the grantee hereunder ("**Grantee**"), its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining land described therein.



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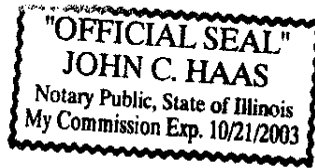
## STATEMENT BY GRANTOR AND GRANTEE

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 July 9, 2001

Signature: Maribel J. Leibforth  
Grantor or Agent

Subscribed and sworn to before me by the said MARIBEL J. LEIBFORTH this 9th day of July, 2001.



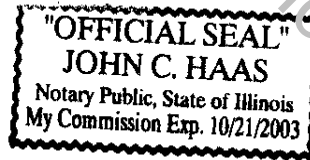
John C. Haas  
Notary Public

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 July 9, 2001

Signature: Maribel J. Leibforth  
Grantee or Agent

Subscribed and sworn to before me by the said MARIBEL J. LEIBFORTH this 9th day of July, 2001.



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.)