

UNOFFICIAL COPY

DEED IN TRUST

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The GRANTOR, MICHAEL J. DANDELLIS, single and never married, of the County of Cook, State of Illinois, for and in consideration of ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto KATHERINE ULRICH, as Trustee of THE KATHERINE ULRICH DECLARATION OF TRUST DATED MARCH 27, 1991, any amendments thereto, or her successors in interest, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

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 are 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 a successor or successors 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 praesenti or in 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 consideration 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



Doc#: 0515704057
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/06/2005 11:30 AM Pg: 1 of 3

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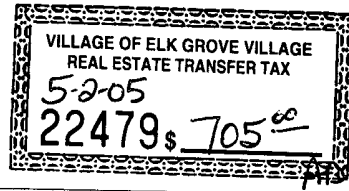
to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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 case made and provided.

And the said grantors hereby expressly waive and release 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 grantors aforesaid have hereunto set their hands and seals this 5/25/05 day of Michael J. Dandelis, 2005.

Michael J. Dandelis (SEAL)
MICHAEL J. DANDELIS



STATE OF ILLINOIS } ss.
COUNTY OF COOK }

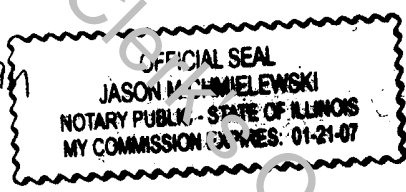
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that MICHAEL J. DANDELIS, single and never married, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 25 day of May, 2005.

My commission expires on 1-21, 2007.
Jason M. Mielewski
NOTARY PUBLIC

This document prepared by
and when recorded return to:
~~Michael J. Angelina~~
~~Angelina, Palmer & Calzaretta, P.C.~~
~~1626 Colonial Parkway~~
~~Inverness, Illinois 60067~~
~~(847) 359-0010~~

Magureen Mears
16 W. NW Hwy
2nd fl.
W. Prospect, IL
60056



Send future tax bills to:
Katherine Ulrich
1160 Westminister
Elk Grove Village, Illinois 60007

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

Date: _____

Signature of Buyer, Seller or Representative

UNOFFICIAL COPY**LEGAL DESCRIPTION:**

UNIT 2-016/873 IN HUNTINGTON CHASE CONDOMINIUM AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OF PARTS OF THEREOF IN HUNTINGTON CHASE PHASE ONE AND HUNTINGTON CHASE PHASE TWO SUBDIVISIONS, BEING A SUBDIVISIONS IN SECTION 31, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED NOVEMBER 21, 1995 AS DOCUMENT 95-806-198, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME.

PERMANENT INDEX NO.: 08-31-102-012-1027

PROPERTY ADDRESS: 1160 WESTMINSTER, ELK GROVE VILLAGE IL 60007

