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Doc#: 0526556054 Fee: \$30.80
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/22/2005 10:37 AM Pg: 1 of 4

DEED IN TRUST

THE GRANTORS, **JOHN D. KELLER** and **SANDRA KELLER**, husband and wife, of the County of Cook, and State of Illinois, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and for other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and WARRANT unto **JOHN D. KELLER 1997 DECLARATION OF TRUST DATED FEBRUARY 10, 1977**, and any amendments thereto, (hereinafter referred to as the "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:

Being Unit #69, in The Estates at Inverness Ridge Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 1, in the Estates at Inverness Ridge – Unit 1, being a subdivision of part of the West Half of Section 24, Township 42 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 2001 as Document No. 00101292526; which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded October 2, 2002 as Document No. 0021080525, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Subject to: Real estate taxes, and valid easements, covenants, conditions and restrictions of record.

Permanent Real Estate Index Number: 01-24-100-021 and 01-24-100-024 (All Affect Underlying Land)
Address of real estate: 1115 Jonathan Drive, Inverness, IL 60010

**** THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT THE CLIENT'S REQUEST ****

TO HAVE AND TO HOLD the said Property with the appurtenances and upon the trusts and for the uses and purposes set out in this deed, and pursuant to the terms and provisions of said revocable living trust agreement.

Full power and authority are hereby granted to the trustee to improve, manage, protect and subdivide the premises, or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision, or part thereof, and to resubdivide the premises 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 the premises or any part thereof to a successor or successors in trust or to the trustee of any other trust and to grant to such successor or successors in trust, or other trustee, all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises, or any part thereof; to lease the premises, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or the future, and upon any terms and for any period or periods of time, 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 the present or future rentals; to partition or to exchange the premises, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or

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assign any right, title or interest in or about or easement appurtenant to the premises or any part thereof; and to deal with the premises 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 the trustee in relation to the premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the 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 the 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 the trustee in relationship 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 the 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 the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 the 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.

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 8th day of August, 2005.

John D. Keller
JOHN D. KELLER

Sandra Keller
SANDRA KELLER

State of Illinois, County of Kane ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN D. KELLER and SANDRA KELLER 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, sealed and delivered the said instrument as their 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 official seal, the 8th day of August, 2005.

Commission expires 11-4-2005 Barbara K. Sibley



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This instrument was prepared by: John D. Keller & Associates, Ltd.
125 South Bloomingdale Road
Suite 11
Bloomingdale, IL 60108

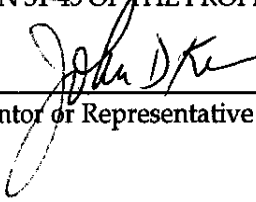
MAIL TO: John D. Keller
1115 Jonathan Drive
Inverness, IL 60010

**ADDRESS OF GRANTEE AND
SEND SUBSEQUENT TAX BILLS TO:**
Name: John D. Keller
Address: 1115 Jonathan Drive
City, State & Zip Code:
Inverness, IL 60010



EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), SECTION 31-45 OF THE PROPERTY TAX CODE.

Dated: 8th day of August, 2005



Grantor or Representative

Property of Cook County Clerk's Office

