

# UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED  
BY AND RETURN TO:

Harry B. Rosenberg, Esq.  
Sachnoff & Weaver, Ltd.  
10 South Wacker Drive  
Suite 4000

Chicago, Illinois 60606-7507

RETURN TO: Box 367

## QUIT CLAIM DEED IN TRUST

THIS INSTRUMENT made this 2/5/05  
day of November, 2005, between Donald  
Zbylut, divorced and not since remarried, whose address is 1983 Coldspring Road, Arlington  
Heights, Illinois, Grantor; and Donald Zbylut, as Trustee or his successors in trust, under the  
Donald Zbylut Declaration of Trust dated October 24, 2005, of 1983 Coldspring Road, Arlington  
Heights, Illinois, Grantee.

### WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00)  
DOLLARS and other good and valuable considerations to said Grantor in hand paid by said  
Grantee, the receipt whereof is hereby acknowledged, does hereby convey and quit claim to the  
said Grantee, all right, title and interest in the following described land, situate, lying and being  
in Cook County, Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

This Deed is made subject to the lien of every trust deed or mortgage (if any there be) of  
record in said county to secure the payment of money, and remaining unreleased at the date of the  
delivery hereof.

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 and 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 each 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 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 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



Doc#: 0533403078 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/30/2005 12:54 PM Pg: 1 of 5

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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 to execute 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, duties and obligations of its, his, her 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.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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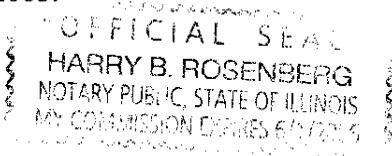
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Donald Zbylut  
Donald Zbylut

STATE OF Illinois )  
 )SS.  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Donald Zbylut, divorced and not since remarried, to me known to be the person whose name us subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21 day of November, 2005.



Harry B. Rosenberg  
Notary Public

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## EXHIBIT A

### LEGAL DESCRIPTION

PARCEL 1:

UNIT 4-2 IN THE COUNTRY HOMES AT LAKE ARLINGTON TOWNE AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF LOT 1 IN ARLINGTON TOWNE UNIT 1, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 87345185 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 87137828 IN COOK COUNTY ILLINOIS.

Common Address: 1983 Coldspring Road  
Arlington Heights, Illinois

Parcel Index Number: 03-16-411-008-1120 Vol. 232

Exempt under provisions of paragraph 5, Section 31-...  
Real Estate Transfer Tax Law.

11/20/05  
Date

L. Nichols, agent  
Buyer, Seller or Representative

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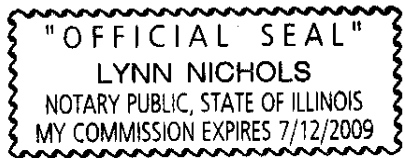
## STATEMENT BY GRANTOR AND GRANTEE

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 Nov. 30, 2005 Signature: Harry B. Rosenberg agent  
Grantor or Agent

Subscribed and sworn to before me by the said agent this 30<sup>th</sup> day of November, 2005.

Lynn A. Nichols  
Notary Public

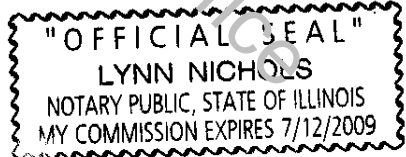


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 Nov. 30, 2005 Signature: Harry B. Rosenberg agent  
Grantor or Agent

Subscribed and sworn to before me by the said agent this 30<sup>th</sup> day of November, 2005.

Lynn A. Nichols  
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.)