

Doc#: 0536226203 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2005 03:23 PM Pg: 1 of 3



1373462

TRUSTEE'S DEED/TRUST TO TRUST

①
Ronald O. Roeser, under the provisions of a deed or deeds in trust, duly recorded and delivered in pursuance of a trust agreement dated the 18th day of January, 1992, and known as Trust Number 1320 for the consideration of ten dollars, and other good and valuable considerations in hand paid, conveys and warrants to Am M. Spuria, as Trustee under the Am M. Spuria 2005 Trust, party of the second part, whose address is 1312 Castle Drive, Park Ridge, IL 60068 the following described real estate situated in Cook County, Illinois, to wit:
Lot 45 in Glen Oak Estates, Unit Two, a Subdivision of part of Lot 2, of John Battcher Estate Division in the Northwest Quarter of Section 2, Township 40 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on September 26, 1956, as Document Number 1697939, in the County of Cook and State of Illinois.
Subject to general real estate taxes for the year 2005 and subsequent years and further subject to existing easements, restrictions, conditions and covenants of record.

Permanent Tax Number: 12-02-106-019-0000

together with the tenements and appurtenances thereunto belonging; to have and to hold unto said party of the second part said premises forever.

This conveyance is made pursuant to direction and with authority to convey directly to the trust grantee named herein. The terms and conditions appearing on the reverse side of this instrument are made a part hereof.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said trustee by the terms of said deed or deeds in trust delivered to said trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage, if any, of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof

In Witness Whereof, said Grantor, as Trustee as aforesaid, has hereunto set his and and seal this 1st day of December, 2005.

Ronald O. Roeser, as Trustee under Trust dated January 18, 1992, and known as Trust No. 1320




CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 25312


Attorneys' Title Guaranty Fund, Inc.
53 N. Dearborn, Suite 650
Chicago, Illinois 60602-3104
312-372-1735

Street address of above described property: 1320 Castle Drive, Park Ridge, IL 60068

UNOFFICIAL COPY

STATE TAX
STATE OF ILLINOIS
 DEC.-9.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007364
REAL ESTATE TRANSFER TAX
00496.00
FP326652

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
 DEC.-9.05
REVENUE STAMP

0000022533
REAL ESTATE TRANSFER TAX
00248.00
FP326665

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways, or alleys, to vacate any subdivision or part thereof and to re-subdivide said real estate 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 real estate 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, to pledge or otherwise to encumber said real estate, or any part thereof, to lease said real estate, 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 terms 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said trustee, or any successor in trust, 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, her, or their predecessor in trust.

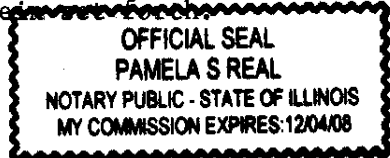
This conveyance is made upon the express understanding and condition that neither grantee, individually or as trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this deed or said trust agreement or any amendment thereto, or for injury to person or property happening in or about real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation, or indebtedness incurred is conditioned from the date of the filing for record of this deed.

The interest of each and every beneficiary hereunder and under said trust agreement 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 any 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 earnings, avails, and proceeds arising from the sale or any 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 earnings, avails, and proceeds thereof as aforesaid, the intention hereof being to vest in said grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.


If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of titles 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.

STATE OF ILLINOIS)
) SS
 COUNTY OF KANE)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald O. Roeser, 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 he signed, sealed and delivered the said instrument as his free and voluntary act as such Trustee, for the uses and purposes therein set forth.



Given under my hand and Notarial Seal this 30th day of Nov. December, 2005.
Pamela S. Real
 Notary Public

Mail this recorded instrument to: William Sullivan 3425 Dempster Skokie, IL 60076	This instrument prepared by: Peter Vucha 920 Davis Road Elgin, IL 60123	Mail future tax bills to: Ann N. Spuria 1312 Castle Drive Park Ridge, IL 60068	 ATG TRUST COMPANY
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