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DEED IN TRUST
(Illinois)



Doc#: 0603334023 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/02/2006 08:33 AM Pg: 1 of 3

The Grantor, PALATINE-GREELEY, LLC
A limited liability company, created and existing
Under and by virtue of the Laws of the State of
Illinois, and duly authorized to transact business
In the State of Illinois, In consideration of Ten
and No/100 (\$10.00) Dollars, and other good
and valuable consideration the receipt of which is
hereby acknowledged, hereby CONVEYS and WARRANTS to

Deborah A. Piraino or Michael D. Piraino, Trustees, including successors trustees thereto, of the
Deborah A. Piraino Trust dated October 21, 1999, as amended

The following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1: Unit 107 in the Benchmark of Palatine Condominiums in Section 22, Township 42 North,
Range 12, East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a survey
attached as Exhibit "C" to the Declaration of Condominium recorded June 15, 2005, as Document
Number 0516619000, which was amended by Amendment No. 1 recorded October 25, 2005, as
Document Number 0529810000, and as further amended from time to time with its undivided
percentage interest in the common elements.

Parcel 2: The exclusive right of use of limited common elements known as Garage Space G-51 and
Storage Space S-51.

Permanent Index Number(s): 02-22-202-003-0000, 02-22-202-004-0000, 02-22-202-005-0000,
02-22-202-007-0000, 02-22-202-008-0000, 02-22-202-009-0000, and 02-22-202-012-0000.

Commonly known as: 132 W. Johnson Street, Unit 107, Palatine, IL 60067

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trust set forth in said
Trust Agreement. and the Trust Powers enumerated on the attached page.

Subject to General Real Estate Taxes for the year 2005 and subsequent years and covenants,
conditions, restrictions, and easements of record.

The Grantor hereby waives and releases any and all rights and benefit under and by virtue of the
Statutes of the State of Illinois providing for the exemption of homestead from sale of execution or
otherwise.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused
its name to be signed and attested to these presents by its designated Manager, Palatine-Greeley,
LLC, this 24th day of January, 2006.

Palatine-Greeley, LLC, an Illinois limited liability company
By: R. Franczak & Associates, Inc., Manager


Raymond Franczak, President

187-MMMMM-54-X

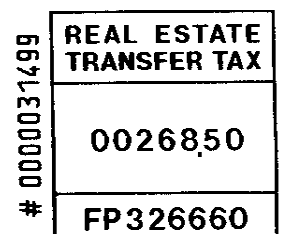
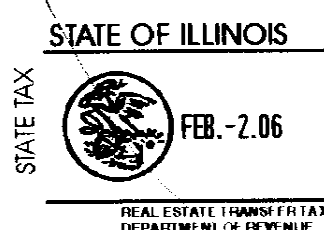
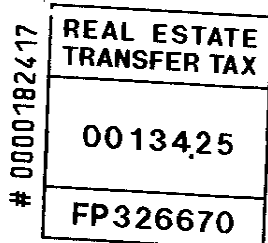
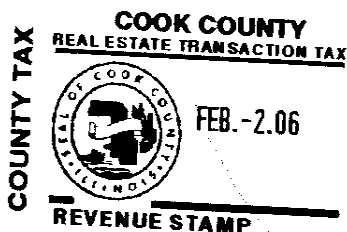
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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to and vested in 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 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 lessee to commence in presenti 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 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. Any such power and authority granted to the Trustee shall not be exhausted by the user thereof, but may be exercised by it from time to time and as often as occasion may arise with respect to all or any part of the trust property.

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 and said trust agreement 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 by 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.



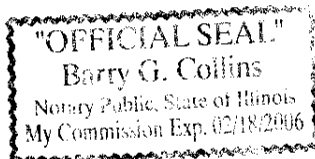
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State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Raymond Franczak, personally known to me to be the President of R. Franczak & Associates, Inc., Manager of Palatine-Greeley, LLC, an Illinois limited liability company, and personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he is the President of the corporation which is the manager of said limited liability company, pursuant to authority given by said company of said company as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and seal, this 24th day of January, 2006.

Commission expires: 2/18/06


NOTARY PUBLIC



This instrument was prepared by Barry G. Collins, 733 Lee Street, Suite 210, Des Plaines, Illinois 60016

Send subsequent tax bills to: Palatine-Greeley, LLC
751 Grandland Avenue
Des Plaines, IL 60016

Please return to: Tuttle, Vedral & Collins, P.C.
733 Lee Street, Suite 210
Des Plaines, IL 60016

Grantor also hereby grants to the grantees, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as through the provisions of said Declaration were recited and stipulated at length herein.