

26019566  
8330635

# UNOFFICIAL COPY

## DEED IN TRUST

N

MAIL TO:  
John Grotto, Esq.  
127 W. Willow Avenue  
Wheaton, IL 60187



Doc#: 0608835254 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/29/2006 09:30 AM Pg: 1 of 3

NAME & ADDRESS OF  
TAXPAYER AND GRANTEE:  
Sally E. Hovis, as Trustee of  
The Sally E. Hovis Revocable  
Trust dated April 7, 2004, of 633  
N. Hidden Prairie Court,  
Palatine, IL 60067.

THE GRANTOR, JAMES PAULS, a single person, of Palatine, Illinois, for and in consideration of Ten and 00/100 dollars, and other good and valuable considerations in hand paid, CONVEY(S) and WARRANTS(S) unto:

CONVEYS AND WARRANTS UNTO SALLY E. HOVIS, as Trustee under the provisions of a Trust Agreement dated April 7, 2004, and known as the Sally E. Hovis Revocable Trust (hereinafter referred to as "said 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 situated in the County of Cook, State of Illinois, to wit:

*see Attached Legal*

UNIT 3 OF LOT 10 IN HIDDEN PRAIRIE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JULY 16, 2001 AS DOCUMENT 0010625389 IN COOK COUNTY, ILLINOIS.

Commonly known as 633 N. Hidden Prairie Court, Palatine, Illinois 60067.  
Subject to restrictions appearing of record.  
Permanent Index Number 02-15-102-191-0000

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 any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successors in trust and to grant 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 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 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

3/8

BOX 333-CTD

# UNOFFICIAL COPY

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 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 there 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 necessary 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, 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 trustee agreement or in some amendment thereof and binding upon all beneficiaries there under; (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 available 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.

If the title to any of the above land 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, or words "in trust", or "upon conditions", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantor hereby waives and releases 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 grantor aforesaid has hereunto set his hand and seal this 14 day of March, 2006.

(seal) J.P.  
\_\_\_\_\_  
JAMES PAULS

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,  
SECTION 4, REAL ESTATE TRANSFER ACT

STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF COOK            )

I, the undersigned, a Notary Public in and for said county, in the State of Illinois aforesaid, DO HEREBY CERTIFY that JAMES PAULS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before this day in person, and acknowledged that he signed, sealed and delivered as his 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 seal this 14 day of March, 2006.

[Signature]  
\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:

ROTH, MELEI, SANTELER, LTD.  
454 W. Virginia Street  
Crystal Lake, IL 60014  
(815) 356-8000

"OFFICIAL SEAL"  
SAMANTHA J. ERVIN  
Notary Public, State of Illinois  
My Commission Expires  
11-04-06

# UNOFFICIAL COPY



## CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 008330635 CL  
 STREET ADDRESS: 633 HIDDEN PRAIRIE COURT  
 CITY: PALATINE COUNTY: COOK  
 TAX NUMBER: 02-15-102-191-0000

**LEGAL DESCRIPTION:**

**PARCEL 1:**

UNIT 3 OF LOT 10 IN HIDDEN PRAIRIE, BEING A RESUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED JULY 16, 2001 AS DOCUMENT 0010625389 in COOK COUNTY, ILLINOIS

**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS AND ACCESS FROM ALL PORTIONS OF THE PROPERTY TO A PUBLIC RIGHT OF WAY OR OTHER PORTIONS OF THE PROPERTY AS SET FORTH IN THE DECLARATION RECORDED JULY 16, 2001 AS DOCUMENT 0010625390 IN COOK COUNTY, ILLINOIS

STATE OF ILLINOIS

STATE TAX



MAR. 20. 06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000020990

REAL ESTATE TRANSFER TAX
0023150
FP 103032

COOK COUNTY

COUNTY TAX



MAR. 20. 06

REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000020987

REAL ESTATE TRANSFER TAX
0016575
FP 103034