

UNOFFICIAL COPY



DEED IN TRUST

Doc#: 0609627001 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/06/2006 09:16 AM Pg: 1 of 4

THE GRANTOR:

Valerie L. Vivian, a widow
945 E. Kenilworth Avenue, Unit 418
Palatine, IL 60074

of the Village of Palatine County of Cook, and State of Illinois, in consideration of the sum of Ten and no/100 (\$10.00) -- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Valerie L. Vivian as Trustee under the terms and provisions of a certain Trust Agreement dated the 20th day of January, 2006 and designated as Valerie L. Vivian Trust, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 02-24-105-023-1104

Address(es) of Real Estate: 945 E. Kenilworth Avenue, Unit 418, Palatine, IL 60074

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee; (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County

is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

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

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DATED this 7th day of February, 2006

Please Print
or type
names(s)
signature

VALERIE L. VIVIAN
Valerie L. Vivian (SEAL)
Valerie L. Vivian



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 that **Valerie L. Vivian, a widow** 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 1st day of March, 2006
Commission expires 03/04, 2006
Barbara J. Fogarty
NOTARY PUBLIC

This instrument was prepared by **Darcy J. Chamberlin, 1200 Harger Road, Suite 209, Oak Brook, IL 60523**

LEGAL DESCRIPTION

See attached Exhibit A.

This transaction is exempt under the provisions of Paragraph e, Section 4 of the Real Estate Transfer Tax Act.

Date: 3-24-04 Agent: [Signature]

Mail To:

Darcy J. Chamberlin
1200 Harger Road
Suite 209
Oak Brook, IL 60523

Send Subsequent Tax Bills To:

Valerie L. Vivian
945 E. Kenilworth Avenue
Unit 418
Palatine, IL 60074

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Exhibit A.

Parcel One: Unit Number 418 as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "Parcel "): Lots 6 and 7 taken as a tract, except corner of said Lot 6; thence North 1 degrees 57 minutes 45 seconds East along the East line of Lot 6 for a distance of 10 feet for a point of beginning; thence South 75 degrees 00 minutes West for 145.00 feet; thence North 56 degrees 00 minutes West for 100.0 feet; thence South 65 degrees 20 minutes 03 seconds west for 68.00 feet to the Southwest corner of said Lot 6, also, excepting therefrom that part thereof lying within the ingress and egress easement as shown on the plat of Willow Creek Apartment Addition (being a Resubdivision of part of Willow Creek, a Subdivision of part of Section 24, Township 42 North, Range 10, 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 December 28, 1970 as Document LR 2536651, all in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration made by the 111 East Chestnut Corporation, a Corporation of Illinois, registered in the Office of the Registrar of Cook County, Illinois as Document No. LR2702050 together with an undivided 1.05284 percent interest in said Parcel (excepting from said Parcel all the property and space comprising all the Units as defined and set forth in said declaration and survey) in Cook County, Illinois

ALSO

Parcel Two: Easements for the benefit of Parcel One as follows: (A) Easement for ingress and egress as shown on the Plat of Willow Creek Apartment Addition filed December 28, 1970 as Document LR 2536651, (B) Reciprocal Easement for ingress and egress as created by the Declaration of Easements dated June 25, 1973 and filed July 3, 1973 as Document No. LR 2702046, all in Cook County, Illinois.

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SWORN STATEMENT

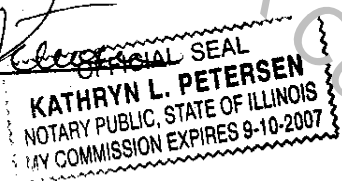
The grantor or his agent hereby certifies that to the best of his knowledge that the name of the grantee(s) shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business in or acquire and hold 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.

GRANTOR:

[Signature]

SUBSCRIBED AND SWORN TO
before me this 28th day
of March 2006

[Signature]
NOTARY PUBLIC



The grantee or his agent hereby certifies that to the best of his knowledge that the name of the grantee(s) 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 in 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.

GRANTEE:

[Signature]

SUBSCRIBED AND SWORN TO
before me this 28th day
of March 2006

[Signature]
NOTARY PUBLIC

