

UNOFFICIAL COPY



0612345103D

DEED IN TRUST

The GRANTOR, LAVERNE M. SEBASTIAN, divorced and not since remarried, of the Village of River Grove, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEYS and QUIT CLAIMS to LAVERNE M. SEBASTIAN, trustee of the LAVERNE M. SEBASTIAN DECLARATION OF TRUST dated March 29, 2006 and to any and all successors as

Trustee appointed under said Trust Agreement, or who may be legally appointed, Grantee, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 12-26-207-009-1001

Address of Real Estate: 3161 Paris Avenue, Unit 101, River Grove, IL 60171

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, street, 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 199 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 complied with, or to inquire 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.

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.

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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.

DATED this 29 day of March, 2006

Laverne M. Sebastian
LAVERNE M. SEBASTIAN

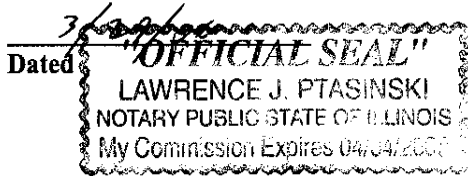
State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LAVERNE M. SEBASTIAN, **divorced and not since remarried**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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.

Given under my hand and official seal, this 29TH day of March, 2006.

Commission expires APRIL 9 2008 [Signature]
Notary Public

This instrument was prepared by: Lawrence J. Ptasinski, Esq., 241 Golf Mill Prof. Bldg., Suite 800, Niles, IL 60714

Exempt under provisions of Paragraph 6, Section 4, Real Estate Transfer Tax Act



[Signature]
Attorney for GRANTOR

LEGAL DESCRIPTION

UNIT 101 AS DELINEATED ON THE PLAT OF SURVEY OF LOT 1 IN JOSEPH J. PAGANUCCI'S RESUBDIVISION OF LOTS 1 THROUGH 20, BOTH INCLUSIVE, IN BLOCK 7 IN RIVER GROVE ESTATES, BEING A SUBDIVISION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 19519302 AND AS AMENDED BY INSTRUMENT RECORDED AS DOCUMENT 19527833, TOGETHER WITH AN UNDIVIDED 3.856 PERCENT INTEREST IN SAID LOT 1 IN JOSEPH J. PAGANUCCI'S RESUBDIVISION AFORESAID (EXCEPTING FROM SAID LOT ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN DECLARATION AND PLAT OF SURVEY.)



Send subsequent tax bills to:

Mail To Lawrence J. Ptasinski, Esq.
241 Golf Mill Prof. Bldg., Suite 800
Niles, IL 60714

Ms. Laverne M. Sebastian
3161 Paris Ave., Unit 101
River Grove, IL 60171



OR Recorder's Office Box No. _____

NC 00558
4/19/06 [Signature]
Approved

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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 March 29, 2006

Signature:

Maren J. P. [Signature]
Grantor or agent

Subscribed and sworn to before me this 29th day of March, 2006.



Karen M. Zamet
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 March 29, 2006

Signature:

Maren J. P. [Signature]
Grantee or agent

Subscribed and sworn to before me this 29th day of March, 2006.



Karen M. Zamet
Notary Public