



Doc#: 0612349072 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/03/2006 12:20 PM Pg: 1 of 3

DEED IN TRUST
(ILLINOIS)

THE GRANTOR, JOSEPH VALENTINO, of 675 S. Pearson St., Unit 712, Des Plaines, IL 60016, in the County of COOK and State of Illinois, for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, Convey and QUITCLAIM unto GRANTEE JOSEPH VALENTINO as trustee under the provisions of a trust agreement dated November 19, 2005, and known as the JOSEPH VALENTINO LIVING TRUST, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of COOK and State of Illinois, to wit:

UNIT 1-712 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTREST IN THE COMMON ELEMENTS IN RIVER POINTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97131342 AND AS AMENDED FROM TIME TO TIME, IN PART OF THE SOUTHWEST QUARTER OF SECTION 16 AND PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFITS OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSLEF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATIONS FOR THE BENEFITS OF THE REMAINING LAND DESCRIBED THEREIN.
THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, CONVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HERIN.
GRANTOR ALSO HEREBY GRANTS AND ASSIGNS TO GRANTEE, THEIR SUCCESSORS AND ASSIGNS, PARKING SPACE NUMBER P1-44 AND STORAGE SPACE NUMBER S1-44, AS LIMITED COMMON ELEMENTS AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.
Permanent Real Estate Index Number(s): 09-17-416-003,004,005,008,009,010, and 022
Address of Real Estate: 675 S. Pearson Street, Unit #712, Des Plaines, Illinois 60016

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 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 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 term of 199 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.

In no case shall nay 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 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 such instrument.(a)that at the time

Exempt deed or instrument
eligible for recordation
without payment of tax.

Joseph Valentino
City of Des Plaines

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N-S

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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 to a 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 in 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 in 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 lands 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, 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.

And the said grantor hereby expressly 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 hereunder set his hand and seal this 19th day of NOVEMBER, 2005.

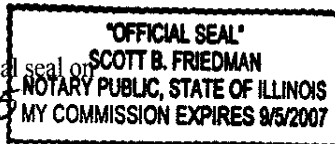

JOSEPH VALENTINO

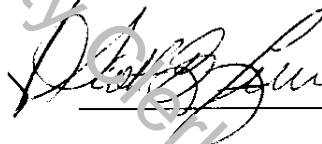
_____ (SEAL)

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 **JOSEPH VALENTINO** 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, 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 on
November 19, 2005




NOTARY PUBLIC

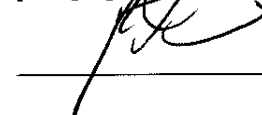
This instrument was prepared by **RICHARD A. VALENTINO**, Attorney 18 N. Bothwell St., #100, Palatine, IL 60067

SEND SUBSEQUENT TAX BILLS TO:
JOSEPH VALENTINO
675 S. Pearson #712
DES PLAINES, IL 60016

RETURN RECORDED DEED TO:
Richard A. Valentino, Atty.
18 N. Bothwell St., #100
Palatine, IL 60067
OR RECORDER'S OFFICE BOX NO. _____

EXEMPT TRANSACTION FOR REVENUE STAMP PURPOSES

This deed is exempt from the provisions of the Real Estate Transfer Act, pursuant to Sub paragraph (e) of Section 4, actual consideration is less than \$100.00.



Attorney

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STATEMENT BY GRANTOR AND GRANTEE
(55 ILC8 5/3 5020 B)

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 3 2006

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said this 3rd day of MARCH, 20 Notary Public

[Handwritten Signature]
[Handwritten Signature]
Illinois Notary
My Commission Expires 10/14/2008

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 3 2006

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said this 3rd day of MARCH, 20 Notary Public

[Handwritten Signature]
[Handwritten Signature]
Illinois Notary
My Commission Expires 10/14/2008

NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY ILLINOIS