

UNOFFICIAL COPY



Doc#: 0612933107 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/09/2006 10:34 AM Pg: 1 of 3



WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH,
That the Grantor, Samuel J. Francione,
as Trustee of the Samuel J.
Francione Family Trust dated
November 3, 1989

The above space for recorder's use only.

of the County of Cook and State of Illinois for and in consideration of
Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey and warrant unto
Royal American Bank, an Illinois banking corporation, qualified to accept and execute trusts under the laws of
Illinois, as Trustee under the provisions of a Trust Agreement dated the 22nd day of March
2006, and known as Trust Number 101080, the following described real estate in the County of Cook
and State of Illinois, to-wit:

Lot 197 in South Barrington Lakes Unit 4, being a subdivision of parts of the
West 1/2 of the Southeast 1/4 and the East 1/2 of the Southwest 1/4 of Section 22,
Township 42 North, Range 9, East of the Third Principal Meridian, in Cook
County, Illinois.

Street Address: 5 Lakeside Court, South Barrington, IL 60010
PIN: 01-22-400-028

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 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 leases to commence in praesenti or 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 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


4-11-22-02 4533272 2005

BOX 333-01


Property of Cook County Clerk's Office

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 MAY. -3.06
REVENUE STAMP

REAL ESTATE TRANSFER TAX
 00850.00
 # 0000023397
 FP 103034

STATE OF ILLINOIS

 MAY. -3.06
REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 01700.00
 # 0000023295
 FP 103032

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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 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 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 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, 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.

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(s) hereby expressly waive(s) and release(s) 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.

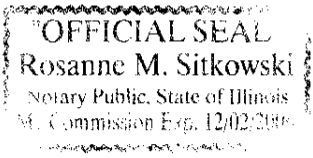
IN WITNESS WHEREOF, the grantor(s) aforesaid having hereunto set his/her/their hand(s) and seal(s) this 25th day of April, 2006.

Samuel J. Francione (SEAL) _____ (SEAL)
Samuel J. Francione, as Trustee

(SEAL) _____ (SEAL)

State of Illinois }
County of Cook } SS

The undersigned a Notary Public in and for said County, in the state aforesaid, does hereby certify that **Samuel J. Francione, as Trustee of the Samuel J. Francione Family Trust dated November 3, 1989** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged signing, sealing, and delivering the said instrument as a 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 Notarial Seal this 25th day of April, 2006.
Notary Public Rosanne M. Sitkowski
My Commission Expires: 12-2-06

Deed Prepared By: Richard W. Laubenstein, 216 West Higgins Road, Park Ridge, IL 60068

Mail Tax Bills To: Royal American Bank Trust Dept 1604 W. Colonial Parkway, Inverness IL 60067
Deliver Recorded Deed To: Royal American Bank, Attn: Trust Dept, 1604 W Colonial Pkwy, Inverness, IL 60067-4725