

UNOFFICIAL COPY

Deed In Trust ILLINOIS

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Doc#: 0613755166 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2006 02:53 PM Pg: 1 of 4

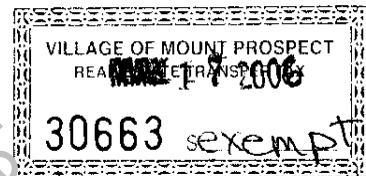
Above Space for Recorder's Use Only

THE GRANTOR(s) Phyllis R. Ehrhardt, an unmarried woman of the Village of Mt. Prospect, County of Cook and State of IL for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) unto Phyllis R. Ehrhardt, not individually, but as Trustee of the Phyllis R. Ehrhardt Living Trust of 604 N. Elmhurst Avenue, Mt. Prospect, Illinois 60056 (*Name and Address of Grantee*) as Trustee under the provisions of a trust agreement dated January 20, 2005 (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 in the County Cook, Village of Mt. Prospect and State of Illinois, to Wit: (*See Legal Description Rider attached as Page 3 hereto*).

SUBJECT TO: General taxes for General real estate taxes not yet due and payable, building lines and easements, covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 03-34-111-020-0000

Address(es) of Real Estate: 604 N. Elmhurst Avenue, Mt. Prospect, IL 60056



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, street, 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 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 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.

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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 earning, 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 earning, avails and proceeds thereof as aforesaid.

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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

The date of this deed of conveyance is May 12, 2005.

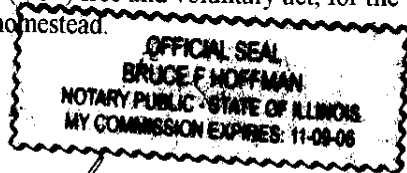
Phyllis R. Ehrhardt
 (SEAL) Phyllis R. Ehrhardt

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of Lake ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Phyllis R. Ehrhardt and unmarried woman, 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 that he/she(they) signed, sealed and delivered the said instrument as his/her(their) 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)
 (My Commission Expires 11/09/06)

Given under my hand and official seal May 12, 2005

Bruce F. Hoffman
 Notary Public

UNOFFICIAL COPY**LEGAL DESCRIPTION**

For the premises commonly known as 604 N. Elmhurst Avenue, Mt. Prospect, IL 60056

LOT 9 IN BLOCK 12 IN RANDVIEW HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 QUARTER OF SECTION 34, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This transaction is exempt from transfer taxes pursuant to ILCS, 200/31-45 (e).

Seller or attorney for the Seller

Property of Cook County Clerk's Office

This instrument was prepared by:
Bruce F. Hoffman
The Hoffman Law Firm
115 S. Wilke Road, Suite 207C
Arlington Heights, Illinois 60005

Send subsequent tax bills to:
Phyllis R. Ehrhardt, Trustee of the
Phyllis R. Ehrhardt Living Trust
604 N. Elmhurst Avenue
Mt. Prospect, IL 60056

Recorder-mail recorded document to:
Bruce F. Hoffman
The Hoffman Law Firm
115 Wilke Road, Suite 207 C
Arlington Heights, Illinois 60005

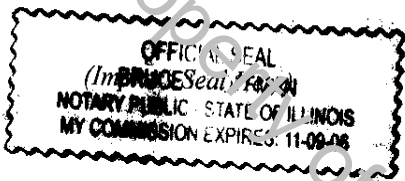
STATEMENT BY GRANTOR AND GRANTEE

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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 and hold title to real estate under the laws of the State of Illinois.

Date: 5/17/06 Signature: Phyllis B. Erhardt
Grantor or Agent

SUBSCRIBED and SWORN to before me on 5-17-2006 ~~2005~~.



[Signature]
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.

Date: 5-17-06 Signature: Phyllis B. Erhardt, Trustee
Grantee or Agent

SUBSCRIBED and SWORN to before me on 5-17-2006 ~~2005~~.



[Signature]
Notary Public

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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]