

# UNOFFICIAL COPY



## WARRANTY DEED IN TRUST

Doc#: 0619548063 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/14/2006 12:05 PM Pg: 1 of 3

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor David Udchik and Gina Udchik  
husband and wife  
of the County of Cook and State of Illinois for and in consideration of  
ten dollars and 00/100 (\$10.00) Dollars, and other good and valu-  
able considerations in hand paid, Conveys and Warrant s unto the CHARTER NATIONAL  
BANK AND TRUST, a national banking association, whose address is 2200 W. Higgins Road, Hoffman Estates, IL  
60195-2481, as Trustee under the provisions of a trust agreement dated the May 15, 2006  
day of \_\_\_\_\_, known as Trust Number 1851 the fol-  
lowing described Real estate in the County of Cook and State of Illinois, to-wit:

see legal attached

VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX

8430

\$ 0

PERMANENT TAX NUMBER: 07-24-302-016-1450

STREET ADDRESS: 272 Buckingham Court #C2, Schaumburg, IL 60193

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust's and for the uses and purposes  
herein and in said trust agreement set forth.

EXEMPT UNDER PROVISIONS OF SECTION E, PARAGRAPH 4, REAL ESTATE  
TRANSFER TAX ACT. DATED: 5-15-06 SIGNED BY: \_\_\_\_\_

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 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

# UNOFFICIAL COPY

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 thereafter.

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 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 \_\_\_\_\_ and release 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 has \_\_\_\_\_ hereunto set their hand s and seal s this 15th day of May 2006

David Udchik (Seal) Gina Udchik (Seal)  
\_\_\_\_\_  
(Seal) (Seal)

STATE OF ILLINOIS, I, Patricia A. James, a Notary Public in and COUNTY OF Cook SS. for said County, in the state aforesaid do hereby certify that

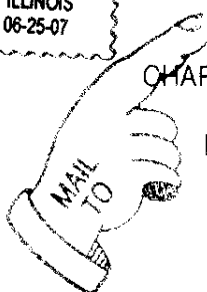
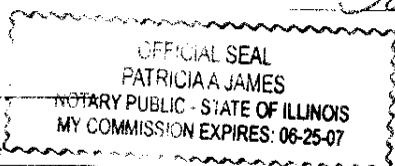
David Udchik and Gina Udchik personally known to me to be the same person s whose name s subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 15th day of May, 2006

THIS INSTRUMENT WAS PREPARED BY:

Patricia A. James  
Notary Public

HENRY F. JAMES, JR.  
ATTORNEY AT LAW  
South Barrington Office Centre  
33 West Higgins Road, Suite 4090  
South Barrington, Illinois 60010



After recording return to:  
CHARTER NATIONAL BANK AND TRUST  
2200 W. Higgins Road  
Hoffman Estates, IL 60195-2481

# UNOFFICIAL COPY

PARCEL 2:

Unit No. 5-19-98-R-C-2, together with a perpetual and exclusive easement in and to Garage Unit No. G5-19-98-R-C-2, in Lexington Green II Condominium as delineated on a Survey of a parcel of land being a part of the Southwest quarter of the Southwest quarter of Section 24, Township 41 North, Range 10 East of the Third Principal Meridian (hereinafter referred to as "Development Parcel") which Survey is attached as Exhibit "A" to Declaration of Condominium made by Central National Bank in Chicago, as Trustee under Trust Agreement dated May 1, 1976 and known as Trust No. 21741, recorded in the Office of the Recorder of Deeds of Cook County, Illinois, March 25, 1977 as Document Number 2386388, and as set forth in the amendments thereto, as amended from time to time, together with a percentage of common elements appurtenant to said units as set forth in said Declaration in accordance with Amended Declaration, as amended from time to time, which percentage shall automatically change in accordance with amended Declarations as same are filed of record pursuant to said Declaration, and together with additional common elements as such Amended Declarations are filed of record in the percentages set forth in such Amended Declarations which percentages shall automatically be deemed to be conveyed effective on the recording of such Amended Declarations as though conveyed hereto, in Cook County, Illinois.

PIN: 07-24-302-016-1450