

UNOFFICIAL COPY

DEED IN TRUST

(ILLINOIS)

THE GRANTORS,
HILDEGARD P. THORN, a
single person, and MARGARET
ECKBLOM, a single person,

of the County of Cook and State
of Illinois, for and in
consideration of Ten and No
Dollars, and other good and
valuable considerations in hand
paid, Convey and Warrant a



0620850044

Doc#: 0620850044 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/27/2006 10:59 AM Pg: 1 of 5

Above Space for Recorder's Use Only

Fifty Percent (50%) interest unto "HILDEGARD P. THORN and MARGARET ECKBLOM, Trustees, of the HILDEGARD P. THORN LIVING TRUST dated May 23, 2006"; of 6530 West Irving Park Road, Unit 607, Chicago, Illinois, 60634; and a

Fifty Percent (50%) interest unto "MARGARET ECKBLOM and HILDEGARD P. THORN, Trustees, of the MARGARET ECKBLOM LIVING TRUST dated May 23, 2006"; of 6530 West Irving Park Road, Unit 607, Chicago, Illinois, 60634;

and unto all and every successor or successors in trust under said trust agreements, the following described real estate in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Permanent Real Estate Index Number: 13-18-409-034-1047

Address of Real Estate: 6530 West Irving Park Road, Unit 607, Chicago, Illinois 60634

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 agreements set forth.

Full power and authority are hereby granted to said trustees 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

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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.

In no case shall any party dealing with said trustees 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 trustees, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated 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 trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were duly authorized and empowered to execute and deliver every such 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 us, his, or their predecessors 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 Grantors 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.

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In Witness Whereof, the Grantors aforesaid have set their hands and seals on this 23rd day of May, 2006.

Hildegard P. Thorn (SEAL)
HILDEGARD P. THORN

Margaret Eckblom (SEAL)
MARGARET ECKBLOM

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 HILDEGARD P. THORN, a single person, and MARGARET ECKBLOM, a single person, personally known to me to be the same persons whose names are 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 official seal on this 23rd day of May, 2006.

Commission expires: 3-10-10

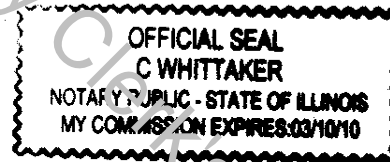
C Whittaker

NOTARY PUBLIC

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of
Paragraph e, Section 4 of the
Real Estate Transfer Act.

Date: 5-23-06



Signature: C Whittaker

PREPARED BY/MAIL TO:

Dean R. Hedeker, Ltd.
One Overlook Point, Suite 250
Lincolnshire, IL 60069-4319

SEND SUBSEQUENT TAX BILLS TO:

HILDEGARD P. THORN LIVING TRUST
6530 West Irving Park Road, Unit 607
Chicago, IL 60634

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EXHIBIT "A"

PARCEL 1:

UNIT 307 IN MERRIMAC SQUARE CONDOMINIUM NO. 3, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 4 IN PONTARELLI SUBDIVISION AT MERRIMAC SQUARE PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE FRACTIONAL SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 22, 1992 AS DOCUMENT 92042350; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 5, 1993 AS DOCUMENT 93337398, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INT IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER, ALONG AND UPON THE LAND AS SET FORTH AND DELINEATED IN EXHIBIT "A" OF DOCUMENT 92607113 FOR DRIVEWAYS, WALKWAYS, COMMON PARKING AND PARK AREAS AS CREATED BY DECLARATION OF COMMON EASEMENTS AND MAINTENANCE AGREEMENT DATED AUGUST 7, 1992 AND RECORDED AUGUST 14, 1992 AS DOCUMENT 92607113 BY AND AMONG PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 9, 1991 AND KNOWN AS TRUST NUMBER 10745, PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 5, 1991 AND KNOWN AS TRUST NUMBER 10176 AND PARKWAY BANK AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 1992 AND KNOWN AS TRUST NUMBER 10346.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NO. P-47 AND STORAGE SPACE NO. S-47, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 93337398, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY**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: 5-23-06

Signature:

Hildegard P. Thorn
Grantor or Agent

Subscribed and sworn to before me

by the said Hildegard P. Thorn

on this 23 day of May, 2006.

C Whittaker
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: 5-23-06

Signature:

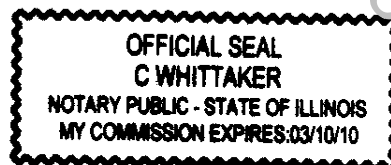
Margaret Eckblom
Grantee or Agent

Subscribed and sworn to before me

by the said Margaret Eckblom

on this 23 day of May, 2006.

C Whittaker
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 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)