

# UNOFFICIAL COPY

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recorder's use only



Doc#: 0622349077 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/11/2006 03:57 PM Pg: 1 of 4

## WARRANTY DEED IN TRUST

THE GRANTORS, MICHAEL R. MARKS )  
and KAREN M. MARKS, husband and )  
wife, of Palatine, County of Cook and State )  
of Illinois, for and in consideration of Ten )  
Dollars (\$10.00), and other good and )  
valuable consideration in hand paid, convey )  
and warrant to MICHAEL R. MARKS as )

Trustee under the MICHAEL R. MARKS Declaration of Trust dated May 29<sup>th</sup>, 2002, of 847 Slayton Dr., Palatine, Illinois, an undivided one-half (1/2) interest and to KAREN M. MARKS as Trustee under the KAREN M. MARKS Declaration of Trust dated May 29<sup>th</sup>, 2002, of 847 Slayton Dr., Palatine, Illinois, an undivided one-half (1/2) interest as tenants in common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 2 in Block 55 in Winston Park North West Unit 4 being a subdivision in Sections 12 and 13, Township 42 North, Range 10 East of the third Principal Meridian according to the plat thereof recorded in the Recorder's Office of Cook County, Illinois on January 13, 1964 as Document No. 19020710 in Cook County, Illinois.

PERMANENT INDEX NUMBER: 02-13-113-002

ADDRESS OF PROPERTY: 847 Slayton Dr., Palatine, IL 60074

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 190 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 reversions 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

Handwritten notes and signatures: H, H, 50.50, 4, S-C, S-Y, P-U, S-V, M-Y, H

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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 the 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 trust, 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.

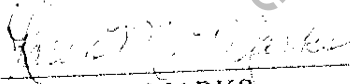
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property and no beneficiary 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 real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

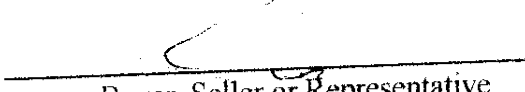
And the said grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads from sale or execution or otherwise.

Dated this 18 day of June, 2006.

  
MICHAEL R. MARKS

  
KAREN M. MARKS

Exempt from Transfer Tax under Illinois Revised Statutes, Chapter 120, Section 1004(e)

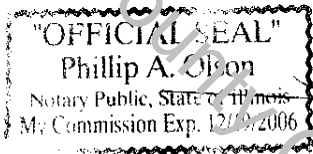
  
Buyer, Seller or Representative

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO  
HEREBY CERTIFY that *Michael R. Marks* and *Karen M. Marks*, husband and wife,  
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, this 10<sup>th</sup> day of February, 2006.



*[Signature]*  
Notary Public

This Instrument was prepared by PHILLIP A. OLSON of CHARLES P. ZAVESICH & ASSOC., LTD., 1011 E. Roosevelt Road, Lombard, IL 60148

MAIL TO: Phillip A. Olson, 1011 e. Roosevelt Rd., Lombard, IL 60148

SEND SUBSEQUENT TAX BILLS TO: Michael R. Marks  
847 Slayton Dr.  
Palatine, IL 60074

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## 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:**

6/12 2006

**SIGNATURE:**

  
\_\_\_\_\_  
Grantor or Agent

**SUBSCRIBED AND SWORN TO** before

me this 12<sup>th</sup> day of June, 2006.

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:**

6/12 2006

**SIGNATURE:**

  
\_\_\_\_\_  
Grantee or Agent

**SUBSCRIBED AND SWORN TO** before

me this 12<sup>th</sup> day of June, 2006.

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.)