

# UNOFFICIAL COPY

## DEED INTO TRUST

**THIS INDENTURE WITNESSETH**, that the Grantor, **ROGER L. SANDIDGE**, a married man, of the County of Cook, and State of Illinois, for and in consideration of One and NO/100 (\$1.00) Dollar, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, Conveys and Quit Claims unto **ROGER L. SANDIDGE**, whose address is 231 Quincy Court, Schaumburg, Illinois 60193, as Trustee under the provisions of a Declaration of Trust dated the 25<sup>th</sup> day of May, 2005, and known as the **ROGER L. SANDIDGE 2005 DECLARATION OF TRUST**, Grantee, the following described real estate in the County of Cook, and State of Illinois, to-wit:



7-27-06  
 VILLAGE OF SCHAUMBURG  
 REAL ESTATE TRANSFER TAX  
 8862 \$ ~~1.00~~

Doc#: 0625726066 Fee: \$54.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 09/14/2006 11:30 AM Pg: 1 of 4

8283715 - Geneva

### AN UNDIVIDED ONE-HALF (1/2) INTEREST IN AND TO THE FOLLOWING DESCRIBED REAL ESTATE:

UNIT NO. 1312RC1 IN LEXINGTON VILLAGE COACH HOUSE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF A PARCEL OF LAND, BEING A PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 22, AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (HEREINAFTER REFERRED TO AS DEVELOPMENT PARCEL) WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY CENTRAL NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 22502, RECORDED MARCH 30, 1978, AS DOCUMENT NO. 24383272, AS AMENDED FROM TIME TO TIME, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID 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 DECLARATION ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE OF THE RECORDING OF SUCH AMENDED DECLARATIONS.

**[THIS IS NOT HOMESTEAD PROPERTY]**

Permanent Real Estate Index Number(s): 07-22-402-045-1085  
 Address(es) of Real Estate: 299 Pembridge Lane, Schaumburg, Illinois 60193

TO HAVE AND TO HOLD said premises with the appurtenances thereunto upon the trust and for the uses and purposes herein and in such Declaration of Trust 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 re-subdivide 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 the present or in the future, 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

**BOX 333-CT**

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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 changes 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 Declaration of Trust; 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 Declaration of Trust 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 Declaration of Trust 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.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal this <sup>25<sup>th</sup></sup> day of July, 2006.

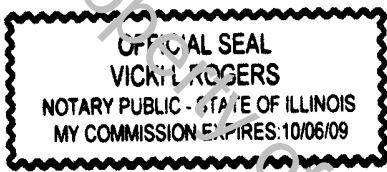
  
 \_\_\_\_\_ (SEAL)  
 Roger L. Sandidge

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF DEKALB )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that **ROGER L. SANDIDGE**, a married man, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed, and delivered the said instrument as his free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 25<sup>th</sup> day of July, 2006.



*Vicki L. Rogers*  
Notary Public

Prepared by and return to:  
Krupp & Krupp  
Attorneys at Law  
3281 Commerce Drive, Suite B  
DeKalb, Illinois 60115  
(815) 758-5444

"Exempt under provisions of Paragraph (e)"  
Section 4 Real Estate Transfer Tax Act.

7/25/06 *Roger L. Sandidge*  
Date Buyer/Seller or Representative

Taxes to:  
Roger L. Sandidge, Trustee  
231 Quincy Court  
Schaumburg, Illinois 60193

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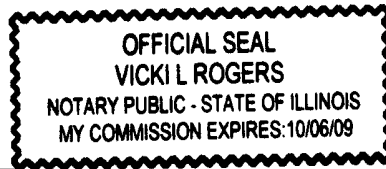
## STATEMENT BY GRANTOR AND GRANTEE

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 July 25, 2006

Signature *Roger A. [Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 25th day of July, 2006.



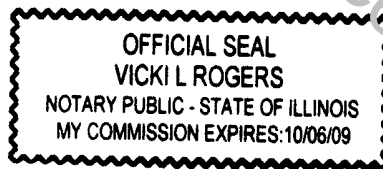
Notary Public *Vicki L. Rogers*

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 July 25, 2006

Signature *Roger A. [Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 25th day of July, 2006.



Notary Public *Vicki L. Rogers*

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.)