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DEED IN TRUST



Doc#: 0636009129 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/26/2006 11:47 AM Pg: 1 of 4

THE GRANTOR, SAM POLLINA, of Maricopa County, Arizona, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants unto SAM POLLINA, of Maricopa, Arizona, as Trustee under the provisions of a trust agreement entitled the "Sam Pollina Revocable Trust" dated the 6th day of July, 2006 (hereinafter referred to as "the trustee" regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, all of his rights, title and interest in and to (such interest constituting and undivided 50% interest) the following described real estate in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

See Attached "Exhibit A"

Permanent real estate index number(s): 04-22-100-042-0000

Property Address: 1900A Willow Road
Northbrook, Illinois 60062

Exempt under real estate transfer tax law 35- ILCS200/31-45 sub para. (e) and Cook County Ord. 93-0-27 Para (e).

Steve Korman 11/21/06
Agent Date:

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 operate, maintain, repair, rehabilitate, alter, improve or remove any improvements on real estate; to make leases and subleases for terms of any length, even though the terms may extend beyond the termination of the trust; to subdivide real estate; to grant easements, give consents and make contracts relating to real estate or its use; and to release or dedicate any interest in real estate; to mortgage or pledge any trust property; to take any action with respect to conserving or realizing upon the value of any trust property and with respect to foreclosures, reorganizations or other changes affecting the trust property; to collect, pay, contest, compromise or abandon demands of or against the trust estate wherever situated; and to execute contracts, notes, conveyances and other instruments, including instruments containing covenants, representations and warranties binding upon and creating a charge against the trust estate and containing provisions excluding personal liability; to enter into any transaction with trustees, executors or administrators of any trust or estate in which any beneficiary has

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an interest even though any such trustee or representative is also the said trustee; to sell the premises, for cash or on credit, at public or private sales; to exchange the premises for other property; to grant options to purchase the premises; and to determine the prices and terms of sales, exchanges and options.

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.

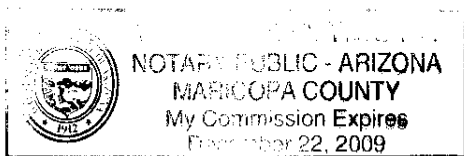
IN WITNESS WHEREOF, the Grantor has hereunto set his hand as of the 21 day of Nov, 2006.

Sam Pollina
SAM POLLINA

STATE OF ARIZONA)
) SS.
COUNTY OF Maricopa)

The undersigned, a Notary Public in and for Maricopa County, Arizona, do hereby certify that Sam Pollina, personally known to me to be the same person whose name is subscribed to the foregoing instrument, 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 official seal, as of the 21st day of November, 2006.



William J. Baerson
Notary Public

This instrument was prepared by Steven L. Baerson, One North LaSalle Street, Suite 1350, Chicago, Illinois, 60602.

Please return this document after recording to:

Steven L. Baerson
Williams & Baerson, LLC
One North LaSalle Street
Suite 1350
Chicago, IL 60602

Send subsequent tax bills to:

Mr. Frank Pollina
1900A Willow Road
Northbrook, Illinois 60062

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EXHIBIT A

Legal Description of the Subject Property

THAT PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF WILLOW ROAD A DISTANCE OF 120 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY AS SAID CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 22; THENCE NORTHEASTERLY PARALLEL WITH SAID ORIGINAL CENTER LINE BETWEEN THE TWO MAIN TRACKS A DISTANCE OF 700 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE NORTHWESTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 58.49 FEET, MORE OR LESS TO A POINT DISTANT 55 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MOST SOUTHEASTERLY OR EASTBOUND MAIN TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY, AS SAID MAIN TRACK IS NOW LOCATED; THENCE NORTHEASTERLY PARALLEL WITH SAID LAST DESCRIBED MAIN TRACK CENTER LINE TO THE NORTH LINE OF SECTION 22, THENCE EASTERLY ALONG SAID NORTH LINE OF SECTION 22 TO A POINT DISTANT 120 FEET SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM SAID ORIGINAL CENTER LINE BETWEEN THE TWO MAIN TRACKS; THENCE SOUTHWESTERLY PARALLEL WITH SAID ORIGINAL CENTER LINE BETWEEN THE TWO MAIN TRACKS TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS. PERMANENT INDEX NUMBER (PIN): 04-22-100-042.

Commonly known as: 1900-A Willow Road, Northbrook, Illinois

Strip of RR R-O-W lying 700 ft. North of Willow Rd. and adjoining the North line of sec. 22-42-12, Techny, Illinois

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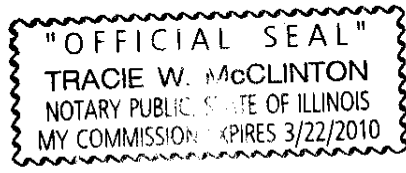
STATEMENT OF GRANTOR AND GRANTEE

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: November 21, 2006 Signature: *Steven L. Baerson*
Grantor/Agent

Subscribed and sworn to before me by the
said Steven L. Baerson
this 21st day of November, 2006.

Notary Public: *Tracie W. McClinton*

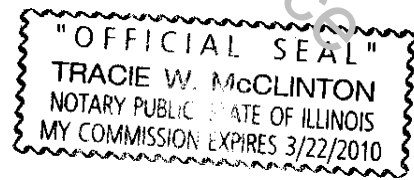


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: November 21, 2006 Signature: *Steven L. Baerson*
Grantee/Agent

Subscribed and sworn to before me by the
said Steven L. Baerson
this 21st day of November, 2006.

Notary Public: *Tracie W. McClinton*



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.