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Doc#: 0702255152 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/22/2007 09:51 AM Pg: 1 of 3

TRUSTEE'S DEED

4001157 TILOR

THE GRANTOR,

**DONALD E. MOSACK, as Trustee of
the Mosack Family Trust dated**

December 21, 1994, and any

amendments thereto, for and in

consideration of TEN and 00/100

DOLLARS, and other good and

valuable consideration in hand paid,

CONVEY and QUIT CLAIM to

HECHUN CAI and JIUHUA WANG, Husband and wife.

324 Bayview Pt. Schamburg, Illinois

Not as Joint Tenants, or Tenants in Common, but as **Tenants by the Entirety,**

Legal Description Attached

Address of Property: 1254 S. Falcon, Palatine, Illinois 60067

Permanent Index Number 02-28-404-024 0000

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in 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 and the terms upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

The interest of each and every beneficiary hereunder and all persons claiming under then or any of them shall be only on the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title, or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

In the title to any of the above lands in now or hereafter registered, the Registrar of Titles is 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.

The grantors have signed this deed on the 28 day of December, 2006.

Donald E. Mosack (seal)

**DONALD E. MOSACK, as Trustee of
The Mosack Family Trust dated
December 21, 1994**

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State of Illinois)
) ss.
County of)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **DONALD E. MOSACK**, personally known to me to be the same persons whose name is subscribed to the foregoing Instrument appeared before me this day in person, and acknowledged that and she signed, sealed and delivered the said instrument as her free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of December, 2006.



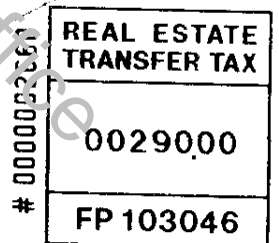
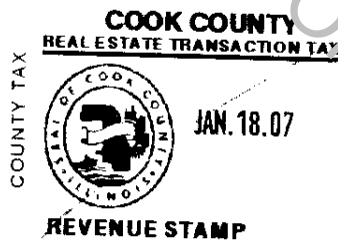
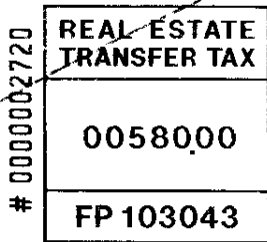
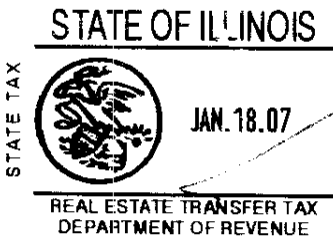
David J. Finn
Notary Public

Commission expires: _____

This instrument was prepared by: **David J. Finn, P.C. Attorney at Law**
250 E. Northwest Highway, Palatine, Illinois 60067

MAIL TO:
David Stolman
Attorney at Law
70 S. Highway 45, Ste # 205
Grayslake, Illinois 60030

SEND SUBSEQUENT TAX BILLS TO:
Hechun Cai
Jihua Wang
1254 S. Falcon
Palatine, Illinois 60067



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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 004001157 SC
STREET ADDRESS: 1254 S. FALCON DRIVE
CITY: PALATINE **COUNTY:** COOK COUNTY
TAX NUMBER: 02-28-404-024-0000

LEGAL DESCRIPTION:

THAT PART OF BLOCK 46 IN EAST PEREGRINE LAKE ESTATES, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS RECORDED JUNE 24, 1998 AS DOCUMENT NUMBER 98540601 MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 46, THENCE SOUTH 58 DEGREES 47 MINUTES 09 SECONDS WEST A DISTANCE OF 74.60 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING SOUTH 58 DEGREES 47 MINUTES 09 SECONDS WEST A DISTANCE OF 28.00 FEET, THENCE NORTH 31 DEGREES 12 MINUTES 51 SECONDS WEST A DISTANCE OF 118.50 FEET, THENCE NORTH 58 DEGREES 47 MINUTES 09 SECONDS EAST A DISTANCE OF 28.00 FEET, THENCE SOUTH 31 DEGREES 12 MINUTES 51 SECONDS EAST A DISTANCE OF 118.50 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office