

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)



Doc#: 0727155060 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/28/2007 01:05 PM Pg: 1 of 3

THE GRANTOR(s) BRONISLAW C. KLIS and LEONARDA M. KLIS, a married couple) of the county of COOK and state of Illinois for and in consideration of Ten and no/100ths (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, Convey    and (WARRANT   , /QUIT CLAIM X)\* unto BRONISLAW C. KLIS and LEONARDA M. KLIS Revocable Living Trust, by Declaration date May 17, 2007.

(hereinafter referred to as "said trustee" regardless of the number trustees;) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of COOK and State of Illinois, to wit:

~~SEE ATTACHED (or type in legal description)~~

Unit 12-7 in (Livingston Manor Condominium) as delineated on a Survey of the following described real estate: Part of the East half of the Northeast Quarter of Section 8 Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County Illinois which survey is attached to as Exhibit "A" to declaration of Condominium recorded as Document Number 27412916, and amended from time to time, with its undivided percentage

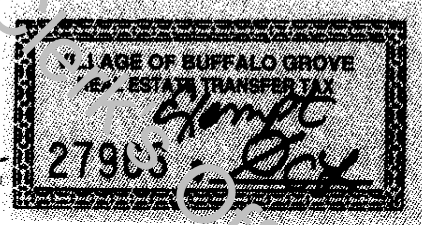
Permanent Real Estate Index Number(s): 03-08-201-038-1087 Interest in the Common Elements

Address(es) of real estate: 1006 Brentwood Circle, Buffalo Grove, Illinois 60089 in

Cook County IL

Above space for Recorder's Use Only

THIS PROPERTY TRANSFER IS EXEMPT IN ACCORDANCE WITH THE PROVISION OF 35ILCS 200 , 31 - 45 (j).



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, street, 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, 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 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 'revrsiori 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 or real or personal property; to grant easements or charges of any kind; to release, conveyor 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.

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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 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 obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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 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 grantor(s) 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

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand (s) and seal this 22nd day of August 2007.

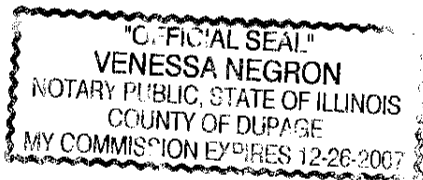
*Bronislaw C. Klis*

Bronislaw C. Klis

*Leonarda M. Klis*

Leonarda M. Klis

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRONISLAW C. KLIS and LEONARDA M. KLIS personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as a 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 22 day of August 2007

Commission expires 12-26-2007

*Venessa Negrón*  
NOTARY PUBLIC

This instrument was prepared by: Joy Moore

USA Retirement Management Services, Inc., 1815 S. Meyers Rd, Suite 210, Oakbrook Terrace, IL 60181

(Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: USA RETIREMENT  
1815 S Meyers Road, Suite 210  
Oakbrook Terrace, Illinois 60181

Bronislaw C. Klis and Leonarda M. Klis  
1006 Brentwood Circle  
Buffalo Grove, Illinois 60089

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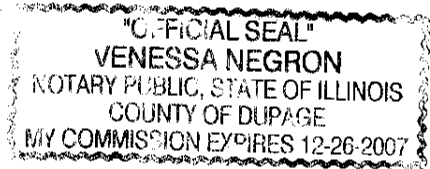
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 September 18, 2007

Signature: Joy Moore  
Grantor or Agent

Subscribed and sworn to before me  
By the said agent  
This 18 day of September, 2007.  
Notary Public Venessa Negron

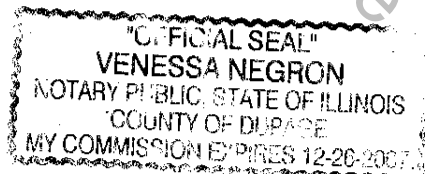


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation of foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date September 18, 2007

Signature: Joy Moore  
Grantee or Agent

Subscribed and sworn to before me  
By the said agent  
This 18 day of September, 2007.  
Notary Public Venessa Negron



Note: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)