

# UNOFFICIAL COPY



Doc#: 0807805220 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/18/2008 12:30 PM Pg: 1 of 5

3080

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ST51059111

## DEED IN TRUST

THE GRANTOR, CHARLES HUSTING, as trustee under the Carolyn Husting Qualified Personal Residence Trust #1 Dated October 1, 1998 ("**Grantor**"), whose address is 12 Indian Hill Road, Winnetka, IL 60093, for and in consideration of Ten Dollars (\$10.00) cash in hand paid, does hereby bargain, sell, alien, grant and convey unto RONALD A. ROLIGHED and his successors, trustee of the Ronald A. Rolighed Revocable Trust dated October 21, 2005 and GLORIA V. ROLIGHED, and her successors, trustee of the Gloria V. Rolighed Revocable Trust dated October 21, 2005, each as to an undivided fifty percent (50%) interest as tenants in common ("**Grantee**") the following described real estate in Cook County, Illinois:

Legal Description Attached as Exhibit A

Including all improvements and fixtures of every kind and nature located thereon and all appurtenances belonging thereto (hereinafter referred to as the "premises"),


**TO HAVE AND TO HOLD** the premises upon the trusts and for the uses and purposes stated herein and in the aforementioned trust agreement set forth.


Full power and authority are hereby 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 the premises 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 to the 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 premises or any part thereof; to lease the premises 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 reversion and to contract respecting

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Property of Cook County Clerk's Office

<b>STATE OF ILLINOIS</b>		# 0000047696	<b>REAL ESTATE TRANSFER TAX</b>
	MAR. 14. 08		0176850
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103032

COUNTY TAX	<b>COOK COUNTY</b>		# 0000047806	<b>REAL ESTATE TRANSFER TAX</b>
	<b>REAL ESTATE TRANSACTION TAX</b>			00884.25
		MAR. 14. 08		FP 103034

REVENUE STAMP

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the manner of fixing the amount of present or future rentals; to partition or to exchange the premises or any part thereof for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or appurtenance to the premises or any part thereof; and to deal with the premises 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 trustee in relation to the premises, or to whom the premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, to see that the terms of the trust hereby created or of the trust agreement have been complied with or to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under the conveyance, lease or other instrument that (a) at the time of the delivery thereof the trust created by this Deed in Trust and by the trust agreement was in full force and effect; (b) the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Deed in Trust and in the trust agreement or in some amendment thereto and binding upon all beneficiaries thereunder; (c) the 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, the successor or successors in trust shall 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.

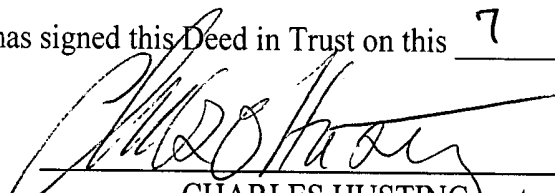
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the premises, and that interest is hereby declared to be personal property, and no beneficiary hereunder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

Anything herein to the contrary notwithstanding, any successor or successors in trust under the trust agreement shall upon acceptance of the trusteeship become fully vested with all the title, estate, properties, rights, powers, authorities, trusts, duties and obligations of the trustee thereunder.

**TO HAVE AND TO HOLD** the above-described real estate, together with all the improvements thereon and all the appurtenances thereto belonging, unto the Grantee, its heirs and assigns, forever, subject, however, to general real estate taxes not due and payable as of the Closing Date; Covenants, conditions and restrictions of record not preventing use of the property as a single family residence; Public, private and utility easements which do not interfere with Purchaser's intended use of the property; Acts committed by or suffered through Purchaser; Zoning laws and ordinances.

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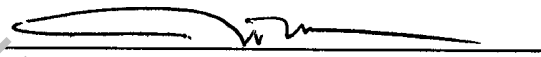
IN WITNESS WHEREOF the Grantor has signed this Deed in Trust on this 7  
day of MARCH, 2008.

  
\_\_\_\_\_  
CHARLES HUSTING, as trustee  
Under the Carolyn Husting Qualified Personal  
Residence Trust #1 dated October 1, 1998

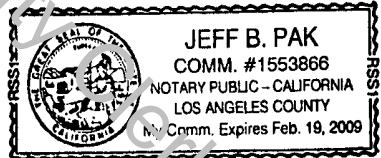
STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

I, the undersigned, a Notary Public in and for said county and state, DO HEREBY CERTIFY, that CHARLES HUSTING, as trustee, 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 he signed, sealed and delivered the foregoing instrument as his free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 7 day of MARCH 2008.



This Instrument Prepared By:  
George M. Covington  
Law Offices of George M. Covington LLC  
500 North Western Avenue, Suite 204  
Lake Forest, IL 60045



After Recording Return to:  
Henry A. Waller  
Attorney at Law  
One Northfield Plaza  
Northfield, IL 60093

Mail Tax Bills to:  
Ronald A. Rolighed  
12 Indian Hill Road  
Winnetka, IL 60093

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## Exhibit A Legal Description

LOT 2 OSGOOD'S RESUBDIVISION OF A PART OF LOT 10 IN INDIAN HILL SUBDIVISION NUMBER 2, BEING A SUBDIVISION OF PARTS OF SECTIONS 20 AND 29, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 5772391 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS.

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCELS 1 AND 2 AS SET FORTH AND CREATED IN DOCUMENT DATED APRIL 15, 1916 AND RECORDED MAY 18, 1916 AS DOCUMENT NUMBER 5870801 AND AS CREATED BY DEED FROM CENTRAL TRUST COMPANY OF ILLINOIS TO GODFREY ATKINS AND GWENDOLYN ATKINS DATED MAY 19, 1916 AND RECORDED MAY 19, 1916 AS DOCUMENT NUMBER 5871606 FOR INGRESS AND EGRESS OVER AND ACROSS. A 14 FOOT STRIP OF LAND 7 FEET OF EACH SIDE OF A LINE LYING NORTH WESTERLY OF THE SOUTHWESTERLY LINE OF LOT 2 IN OSGOOD'S RESUBDIVISION EXTENDED SOUTHEASTERLY, SAID CENTER LINE BEING THE EASTERLY LINE OF LOT 2 IN OSGOOD'S RESUBDIVISION AND EASTERLY LINE OF LOT 5 IN INDIAN HILL SUBDIVISION NUMBER 2, EXTENDED NORTHERLY TO THE SOUTH LINE OF HILL ROAD (EXCEPT PART FALLING IN PARCEL 1), IN COOK COUNTY, ILLINOIS.

Property Address: 12 Indian Hill Road, Winnetka, IL 60093

Property Index Numbers: 05-20-413-011-0000, 05-20-413-012-0000