

DEED IN TRUST

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THE GRANTOR (NAME AND ADDRESS)

Eugene L. Magad and  
Janet M. Magad,  
husband and wife  
2158 Lake Shore Circle  
Arlington Heights, IL 60004

08190220

8741/0137 52 001 Page 1 of 4  
1998-12-31 14:14:52  
Cook County Recorder 27.50



(The Above Space For Recorder's Use Only)

of the Village of Arlington Heights County of Cook, and State of Illinois, in consideration of the sum of Ten and no/100 Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Janet M. Magad, as Trustee, and her successors in trust, of the Janet M. Magad Revocable Trust dated September 12, 1997

described real estate: (see attachment for legal description), the following

Permanent Index Number (PIN): 03-16-402-024

Address(es) of Real Estate: 2158 Lake Shore Circle, Arlington Heights, IL 60004

TO HAVE AND TO HOLD said real estate and appurtenances thereon upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been compiled with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

S-1  
P-3  
N-  
M-1  
6/14

# UNOFFICIAL COPY

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor s hereby waive \_\_\_ and release \_\_\_ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 18<sup>th</sup> day of November 1998

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

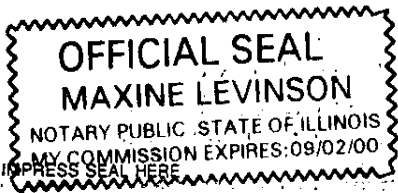
Eugene L. Magad  
Eugene L. Magad (SEAL)

Janet M. Magad  
Janet M. Magad (SEAL)

\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for

said County, in the State aforesaid, DO HEREBY CERTIFY that Eugene L. Magad and Janet M. Magad personally known to me to be the same persons s whose name s subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that th ey signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



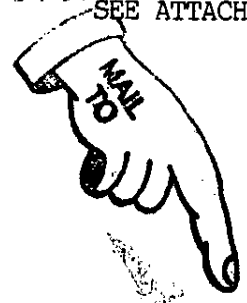
Given under my hand and official seal, this 18<sup>th</sup> day of November 1998

Commission expires Sept. 2 2000 Maxine Levinson  
NOTARY PUBLIC

This instrument was prepared by Susan J. Berkun, Levun, Goodman, S. Cohen, 500 Skokie Blvd.  
(NAME AND ADDRESS) Suite 650 Northbrook, IL 60062

### Legal Description

SEE ATTACHMENT



MAIL TO: { Susan J. Berkun  
Levun, Goodman S. Cohen  
500 Skokie Blvd., Suite 650  
(Address)  
Northbrook, IL 60062  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Janet M. Magad, as Trustee  
(Name)  
2158 Lake Shore Circle  
(Address)  
Arlington Heights, IL 60004  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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# UNOFFICIAL COPY

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Common address: 2158 Lake Shore Circle, Arlington Heights, IL 60004

## LEGAL DESCRIPTION

PARCEL 1: LOT 6 IN LAKE ARLINGTON TOWNE UNIT 3, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1986 AS DOCUMENT 86322992, IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER LOT 31 IN LAKE ARLINGTON UNIT-3 SUBDIVISION AFORESAID, FOR INGRESS AND EGRESS AS SET FORTH ON THE PLAT OF SUBDIVISION RECORDED JULY 29, 1986 AS DOCUMENT 86322992 AND AS CREATED BY MORTGAGE RECORDED DECEMBER 17, 1986 AS DOCUMENT 86605063 AND AS CREATED BY DEED FROM LAKE ARLINGTON TOWNE HOUSING PARTNERSHIP TO EUGENE L. MAGAD AND JANET M. MAGAD, RECORDED AUGUST 1987 AS DOCUMENT 87474698, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR PRIVATE DRIVEWAY FOR INGRESS AND EGRESS TO COMMON AREA FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS AND EASEMENTS AND RESTRICTIONS FOR LAKE ARLINGTON TOWNE VILLAGE RECORDED MARCH 17, 1987 AS DOCUMENT 87144248 AND AS CREATED BY DEED FROM LAKE ARLINGTON TOWNE HOUSING PARTNERSHIP TO EUGENE L. MAGAD AND JANET M. MAGAD RECORDED AUGUST 1987, AS DOCUMENT 87474698, IN COOK COUNTY, ILLINOIS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER ACT.

*Susan J. Berkman* 11/24/98  
Attorney for Grantor Date

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: 11/24, 1998

Signature: Susan J. Berkun  
Grantor or Agent

Subscribed and sworn to before me by the said Susan J. Berkun this 24<sup>th</sup> day of Nov., 1998.

Maxine Levinson  
Notary Public



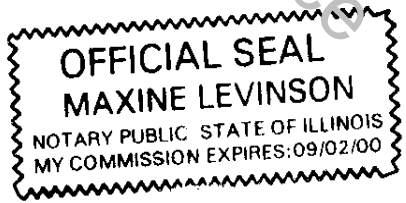
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 11/24, 1998

Signature: Susan J. Berkun  
Grantee or Agent

Subscribed and sworn to before me by the said Susan J. Berkun this 24<sup>th</sup> day of Nov., 1998.

Maxine Levinson  
Notary Public



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.