

UNOFFICIAL COPY

DEED IN TRUST

THE GRANTOR

Beth A. Busija, a single woman
1006 Pear Tree Lane
Wheeling, IL 60090



Doc#: 0819318014 Fee: \$46.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/11/2008 10:18 AM Pg: 1 of 5

County of Cook and State of Illinois in consideration of the sum of Ten Dollars and No/100 (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to **The Beth Busija Revocable Trust dated December 2, 2005, Beth Bujisa, Trustee, 1006 Pear Tree Lane, Wheeling, IL 60090**, the following described real estate: (see attachment for legal description)

Permanent Index Number (PIN): 03-15-216-059-0000

Address of Real Estate: 1006 Pear Tree Lane, Wheeling, IL 60090

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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, to lease said property, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or 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 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 or 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 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.

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, 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

SY
p-5
S-1
M-y
CE

UNOFFICIAL COPY

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.

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 to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homestead from sale on execution or otherwise.

Dated this 6 day of April, 2007.

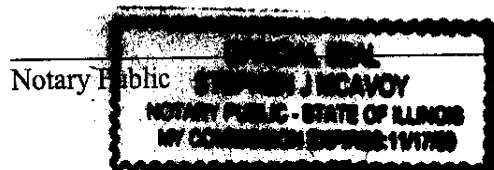
Beth A. Bujisa (Seal)
Beth A. Bujisa

State of Illinois)
County of COOK) ss

I, the undersigned, a Notary Public in and for the said County, the State aforesaid, DO HEREBY CERTIFY that **Beth A. Bujisa** 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 she signed, sealed and delivered the said instrument as her 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 17 day of JUNE, 2008

Commission expires 11/17 2009



This instrument was prepared by: Lawrence S. Goodman, Esq. of Levun, Goodman and Cohen, LLP, 500 Skokie Blvd., Suite 650, Northbrook, Illinois 60062

UNOFFICIAL COPY

LEGAL DESCRIPTION

of the premises commonly known as 1006 Pear Tree Lane, Wheeling, IL 60090

LOT 192 IN LEMKE FARMS SUBDIVISION, UNIT 2, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 24536419 AND REGISTERED DOCUMENT LR3031925 AND CORRECTED BY PLAT RECORDED AS DOCUMENT 24877456, AND REGISTERED AS DOCUMENT LR3080271, IN COOK COUNTY, ILLINOIS.

Exempt under provisions of 35 ILCS 200/31-45, Par. (e), Real Estate Transfer Tax Law

James S. Goodman *7-3-08*

 Attorney for Grantor Date



Mail To:

Lawrence S. Goodman, Esq.
Levun, Goodman & Cohen, LLP
500 Skokie Blvd., Suite 650
Northbrook, IL 60062

Send Subsequent Tax Bills To:

Beth Bujisa, Trustee
1006 Pear Tree Lane
Wheeling, IL 60090

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantors agent affirms that, to the best of grantors 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: 7/3, 2008

Signature: Roba Weber
Grantor or Agent

Subscribed and sworn to before me
this 3RD day of July, 2008.

Maxine Levinson
Notary Public



The grantee or grantees 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: 7/3, 2008

Signature: Roba Weber
Grantee or Agent

Subscribed and sworn to before me
this 3RD day of July, 2008.

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.

UNOFFICIAL COPY

**255 W. Dundee Road
 Wheeling, Illinois 60090
 (847) 459-2600 • Fax (847) 459-9692**

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 1006 PEAR TREE LANE has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: _____

Name: _____

Carol Tress

Title: Utility Billing and Revenue Collection Coordinator

Date: _____

6/26/2008