

UNOFFICIAL COPY

Deed in Trust

(Illinois)



MAIL TO: Greco and Tarallo
200 W. Higgins Rd.
Suite 300
Schaumburg, IL 60195

Doc#: 0821249066 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/30/2008 03:21 PM Pg: 1 of 5

NAME & ADDRESS OF TAXPAYER:

Mr and Mrs. Robert Fortino
43 Rolling Green Drive
Fontana WI 53125

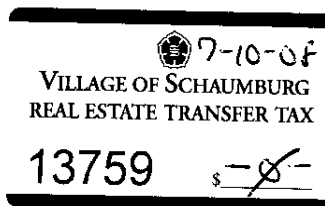
THE GRANTOR(S), ROBERT A. FORTINO AND LINDA M. FORTINO, husband and wife, of 43 Rolling Green Drive, Fontana WI, for and in consideration of Ten and 00/100 (10) Dollars and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) unto ROBERT A. FORTINO AND LINDA M. FORTINO, 43 Rolling Green Drive, Fontana, WI, as Co-Trustees of the ROBERT A. FORTINO AND LINDA M. FORTINO FAMILY TRUST dated the 30th day of June 2008, and known as ROBERT A. FORTINO AND LINDA M. FORTINO FAMILY TRUST and unto all and every successor or successors in trust under said trust agreement, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached as Exhibit A.

Commonly Known As: 609 Stone Court, X1, Schaumburg, Illinois 60194

P.I.N. 07-23-103-002-0000

*This deed was prepared without the benefit of a title search



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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, 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 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 the present or in the 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 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 obligated to see to the application of any purchase money, rent or 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 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 any every beneficiary hereunder and 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

DATED this 30th day of June, 2008.


ROBERT A. FORTINO


LINDA M. FORTINO

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROBERT A. FORTINO and LINDA M. FORTINO are(is) personally known to be to be the same person(s) whose name(s) are(is) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 notarial seal this 30th day of June, 2008.

Ann Marie Birriel

NOTARY PUBLIC



COUNTY-ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISION OF PARAGRAPH
E, SECTION 4, REAL ESTATE TRANSFER ACT

DATE: 6/30/08
[Signature]

Buyer, Seller or Representative

NAME AND ADDRESS OF PREPARER:
Joseph F. Greco
GRECO AND TARALLO
200 W. Higgins Rd., Suite 300
Schaumburg, IL 60195

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A portion of Lots 1 and 2 in Lexington Trails Unit One being a Resubdivision of a portion of Lots 3 and 4 in Dunbar Lakes According to the Plat thereof recorded September 8, 1984 as document 27205709, together with a portion of Lot 6 in Dunbar Lakes, being a Subdivision in the North 1/2 of Section 23, Township 41 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

which Survey is attached as Exhibit "A" to the Declaration of Condominium Ownership and of Easement, restrictions, covenants, and By-Laws for Gatewood Condominium Association recorded September 12, 1984 as document no. 27249938, together with the undivided percentage interest appurtenant to said Unit in the property described in said Declaration of Condominium, aforesaid (excepting the Units as defined and set forth in the said Declaration of Condominium and Survey).

Commonly known as: 609 Stone Court, XI
SCHAUMBURG IL 60194

PIN # 07-23-003-002-0000

Property of Cook County Clerk's Office

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Statement by Grantor and Grantee

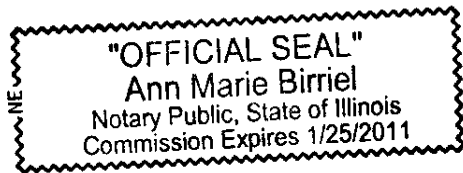
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: June 30, 2008

Signature: [Handwritten Signature]

SUBSCRIBED AND SWORN to before me by the said Grantor/Agent this 30th day of June, 2008.

[Handwritten Signature]
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: June 30, 2008

Signature: [Handwritten Signature]

SUBSCRIBED AND SWORN to before me by the said Grantee/Agent this 30th day of June, 2008.

[Handwritten Signature]
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.

[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.]