

# UNOFFICIAL COPY



Doc#: 0829649004 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/22/2008 02:32 PM Pg: 1 of 4



## DEED IN TRUST

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

### THE GRANTOR

Margaret T. Crawford, of  
1407 B Orange Court

(The Above Space for Recorder's Use Only)

of the Village of Mount Prospect of the County of Cook, and State of Illinois in consideration of the sum TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Margaret T. Crawford, as Trustee, under the terms and provisions of a certain Trust Agreement dated August 19, 2008, and known as THE MARGARET CRAWFORD REVOCABLE TRUST, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See 3rd page for legal description.)

Property Index Number (PIN): 03-28-204-035-1298  
Address of Real Estate: 1407 B Orange Court, Mount Prospect, IL 60056

TO HAVE AND TO HOLD said real estate and appurtenances thereto 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 successor 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 complied with, or to enquire into 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 sale or other disposition of the trust property, and such interest is hereby declared to be personal only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County WILLIAM D. CRAWFORD 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 Title 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(s) and release(s) 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 29<sup>th</sup> day September of 2008.

Margaret T. Crawford (SEAL)  
MARGARET T. CRAWFORD

(SEAL)

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

(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 MARGARET T. CRAWFORD personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Place Seal Here

Given under my hand and official seal, this 29 day of Sept 20 08  
Commission expires 20



NOTARY PUBLIC

This instrument was prepared by: Alan H. Shifrin, 3315 Algonquin Road, #202, Rolling Meadows, IL 60008

MAIL TO:

SEND SUBSEQUENT TAX BILLS

Alan H. Shifrin  
3315 Algonquin Road, #202  
Rolling Meadows, IL 60008

Margaret T. Crawford  
1407 B Orange Court  
Mt. Prospect, IL 60056

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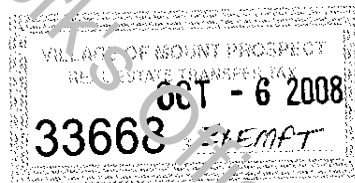
## Legal Description

of premises commonly known as 1407 B Orange Court, Mount Prospect, IL 60056

UNIT 22-27-L-S, IN OLD ORCHARD COUNTRY CLUB VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 27 AND PART OF THE EAST ½ NORTHEAST ¼ OF SECTION 28 TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 89159830 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
E, SECTION 4,  
REAL ESTATE TRANSFER ACT  
DATE: 9/24/08

Margaret D. Crawford  
Signature of Buyer, Seller or Representative



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STATEMENT BY GRANTOR AND GRANTEE

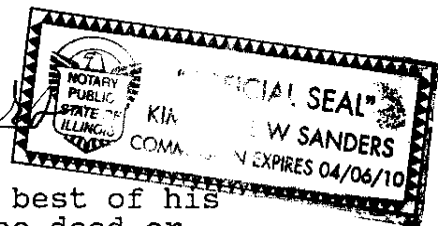
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Signature:

Dated: Sept. 29, 2008 Margaret D Crawford  
Grantor or Agent

Subscribed and sworn to before me this 29th day of September, 2008.

Notary Public: Kimberly L Sanders



The grantee 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.

Signature:

Dated: Sept 27, 2008 Margaret D Crawford  
Grantee or Agent

Subscribed and sworn to before me this 27th day of September, 2008.

Notary Public: Kimberly L Sanders



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)