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DEED IN TRUST



Doc#: 0832218048 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/17/2008 12:28 PM Pg: 1 of 4

THE GRANTORS, TIMOTHY E. DONAHUE and MARY MICHEL, also known as MARY M. DONAHUE (husband and wife) of the city of Palatine, Cook County, Illinois, for and in consideration of One Dollar, and other good and valuable consideration paid in hand, convey and warrant a one-half undivided interest to:

TIMOTHY E. DONAHUE, Trustee ("Trustee" regardless of the number of trustees) of 390 Mahogany, Unit 312, Palatine, Illinois 60067,

under the provisions of a trust agreement and known as THE TIMOTHY E. DONAHUE TRUST dated October 15, 2008 and a one-half undivided interest to MARY M. DONAHUE, Trustee under THE MARY M. DONAHUE LIVING TRUST dated October 28, 2005, and unto all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

PARCEL 1:

UNIT 4-301 IN THE GROVES OF PALATINE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: CERTAIN LOTS IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 15, TOWNSHIP 42, 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 RECORDED AS DOCUMENT NUMBER 0021458156 AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER LOTS 11 AND 12 (COMMON AREA) AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE GROVES OF PALATINE HOMEOWNERS ASSOCIATION RECORDED OCTOBER 1, 2001 AS DOCUMENT NUMBER 0021076634 AND AS AMENDED FROM TIME TO TIME, IN THE GROVES OF PALATINE SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P4-10 AND STORAGE SPACE S4-10, AS LIMITED COMMON ELEMENTS AS DELINEATED ON THAT SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION RECORDED AS DOCUMENT 0021458156.

PIN # 02-15-301-058-1192

Address of Real Estate: 390 Mahogany, Unit 312, Palatine, Illinois 60067

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 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,

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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 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.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, such Successor Trustee as designated in the Living Trust Agreement 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 Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for exemption of homestead from sale or execution or otherwise.

The grantor, TIMOTHY E. DONAHUE has signed this deed on November 10, 2008.

Timothy E. Donahue
TIMOTHY E. DONAHUE

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par. e and Cook County Ord. 93-0-27 par. 4
Date 11/17/08 Sign [Signature]

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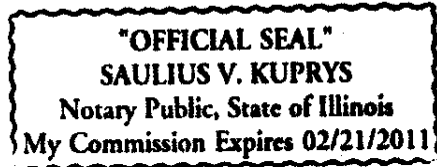
State of Illinois)
County of Cook)ss.

I am a notary public for the County and State above. I certify TIMOTHY E. DONAHUE, personally known to me or presented identification as such, to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the instrument as his 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 November 10, 20 08.

Saulius V. Kuprys
NOTARY PUBLIC

Seal



The grantor, MARY MICHEL has signed this deed on Nov 15, 20 08.

Mary M. Donahue
MARY MICHEL

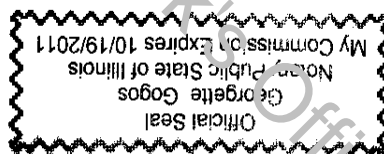
State of Illinois)
County of Cook)ss.

I am a notary public for the County and State above. I certify MARY MICHEL (now known as MARY M. DONAHUE), personally known to me or presented identification as such, to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the 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 Nov. 15, 20 08.

[Signature]
NOTARY PUBLIC

Seal



EXEMPTION STATEMENT:

Exempt under the provisions of Paragraph (e), Section 4, Real Estate Transfer Act and Cook County Ordinance 95104, Par. 4.

Signed: Timothy Donahue

Dated: November 10, 2008

Prepared by: TERESA NUCCIO, 1460 Renaissance Drive, Suite 105, Park Ridge, Illinois 60068

This instrument was prepared by Teresa Nuccio, Esq., TERESA NUCCIO, P.C., 1460 Renaissance Drive, Suite 105, Park Ridge, Illinois 60068, without the benefit of a title examination. The property description was furnished by the parties herein, and the attorney preparing this deed does not certify the accuracy of it.

MAIL DEED TO: Teresa Nuccio, P.C., 1460 Renaissance Drive, Suite 105, Park Ridge, IL 60068

MAIL TAX BILLS TO: TIMOTHY E. and MARY M. DONAHUE, 390 Mahogany, Unit 312, Palatine, IL 60067

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STATEMENT BY GRANTOR AND GRANTEE

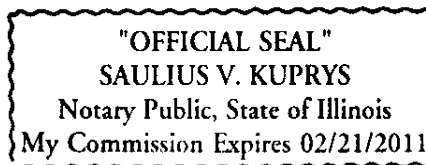
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated November 10, 2008

Signature: Timothy Donahue
Grantor

Subscribed and sworn to before me by the said Grantor this 10 day of November 2008

Saulius V. Kuprys
Notary Public



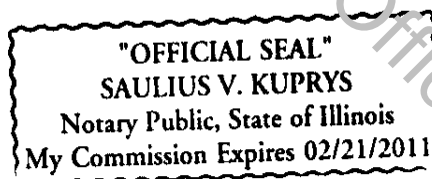
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 November 10, 2008

Signature: Timothy Donahue
Grantee

Subscribed and sworn to before me by the said Grantee this 10 day of November 2008

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