

# UNOFFICIAL COPY



Doc#: 0907618037 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/17/2009 11:59 AM Pg: 1 of 5

(Above space for Recorder's Use)

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## DEED IN TRUST

THE GRANTORS, JAMES A. HOFMOCKEL and DIANE I. HOFMOCKEL, husband and wife, of the County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable considerations in hand paid, convey and Warrant unto DIANE I. HOFMOCKEL, or her successor in trust, under the Diane I Hofmockel Trust Dated December 13, 2008 whose address is 2358 Iroquois, Glenview, Illinois 60025 (hereinafter referred to as "said trustee" regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook, and State of Illinois, to wit:

Parcel 1: Lot 250 in Indian Ridge, being a Subdivision in the West  $\frac{1}{2}$  of Section 20, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: An undivided percentage interest in the common areas appurtenant to Parcel 1, as set forth in the Declaration of Easements, Covenants and Restrictions of Indian Ridge recorded as Document Number 25084000, all in Cook County, Illinois.

Permanent Real Estate Index Number: 04-20-307-015-0000

Commonly known as: 2358 Iroquois  
Glenview, Illinois 60025

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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 present or in 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.

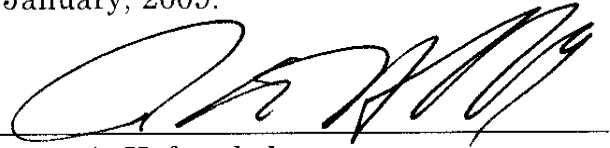
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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

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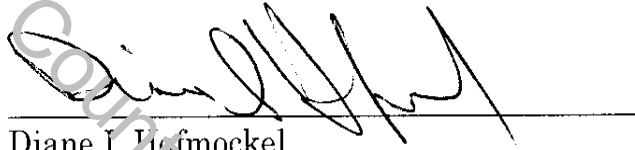
contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance 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.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto each set their hand and seal this 16 day of January, 2009.

  
\_\_\_\_\_

James A. Hofmockel

  
\_\_\_\_\_

Diane I. Hofmockel

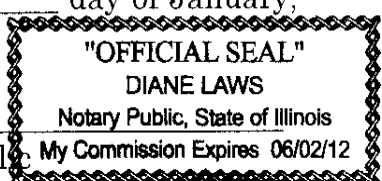
STATE OF ILLINOIS    )  
                                  ) SS  
COUNTY OF Cook    )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that James A. Hofmockel and Diane I. Hofmockel, husband and wife, personally known to me to be the same persons whose names are 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.

GIVEN under my hand and official notarial seal this 16<sup>th</sup> day of January, 2009

My commission expires: 6-2-2012 Diane Laws

Notary Public



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THIS INSTRUMENT PREPARED BY  
AND MAIL TO:

Robert C. Aument, Esq.  
Daspin & Aument, LLP  
227 West Monroe Street  
Suite 3500  
Chicago, Illinois 60606

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MAIL SUBSEQUENT TAX BILLS TO:

Diane I. Hofmockel Trust  
2358 Iroquois  
Glenview, Illinois 60025

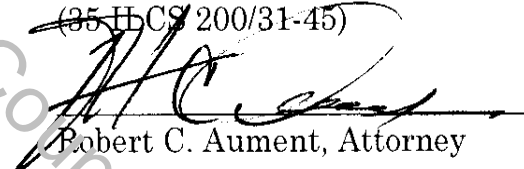
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I HEREBY DECLARE:

This Deed in Trust represents a transaction exempt from tax under the provisions of paragraph (e), Section 31-45, Real Estate Transfer Tax Law.

(35 ILCS 200/31-45)

Dated: 2/16/09

  
Robert C. Aument, Attorney

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## STATEMENT BY GRANTOR AND GRANTEE

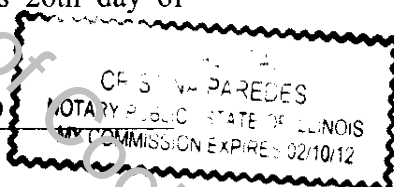
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 February 26, 2009

Signature: *Ravi Niles*  
Grantor or Agent

Subscribed and sworn to this 26th day of February 2009

*Cristina Parede*  
Notary Public



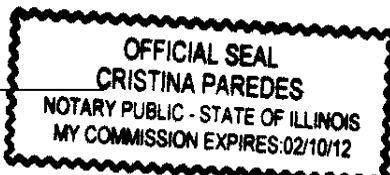
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 26, 2009

Signature: *Ravi Niles*  
Grantee or Agent

Subscribed and sworn to before this 26th day of February 2009

*Cristina Parede*  
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 AB1 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]