

UNOFFICIAL COPY

DEED IN TRUST

The Grantor, **LEO M. FLANAGAN, JR.**, as Trustee under Trust Agreement dated December 31, 1997, and known as **WOODLAND MEADOWS TRUST NUMBER ONE**, Party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration receipt of which is hereby acknowledged, conveys and quitclaims to **DUANE EDITH HOVIOUS, AS TRUSTEE OF THE DUANE EDITH HOVIOUS REVOCABLE TRUST DATED AUGUST 9, 1996, 16610 A Timberlakes Drive, Fort Meyers, Florida**, hereinafter known as trustee, and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of and State of Illinois, to wit:



09134735

9429/0030 27 001 Page 1 of 6
 1999-12-06 09:16:17
 Cook County Recorder 31.00

7846114-99084742

See Attached Legal Description

PPN: 06-17-200-029 (Affects Property in Question and other Property)
 Property address: 137 Deer Run Lane, Elgin, Illinois 60120

situated in the County of Kane, State of Illinois, hereby expressly releasing and waiving all rights under and by virtue of the HOMESTEAD EXEMPTION LAWS of the State of Illinois.

This deed is specifically subject to real estate taxes not yet due; covenants, conditions and restrictions of record; building, building line and use and occupancy restrictions; easements for public utilities. THE SUBJECT PREMISES ARE NOT HOMESTEAD PROPERTY FOR ANY OF GRANTORS.



EWIT

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 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 in futuro, and upon any terms and for any period or periods of time not exceeding in the case of a 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

BOX 333-CTI

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779011

COOK OIB
NO. 018
298386


STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

DEC 2 '99

DEPT. OF REVENUE

188.00

P.B. 10686



145763

Cook County


REAL ESTATE TRANSACTION TAX

REVENUE

STAMP DEC 2 '99

P.B. 11424

94.00



Property of Cook County Clerk's Office

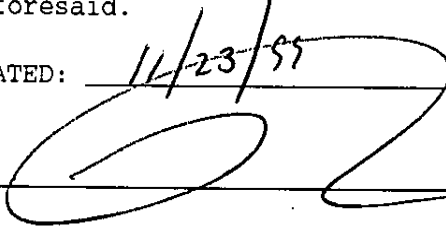
the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey, assign any right, title or interest in or about said easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other consideration 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 obliged to inquire into the necessity or expediency of any act of the 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 the 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, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under 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.

DATED:

11/23/99



I, the undersigned, a Notary Public in, and for the County of Kane, State of Illinois, do hereby certify that LEO M. FLANAGAN, JR., as Trustee under Trust Agreement dated December 31, 1997, and known as Woodland Meadows Trust Number One, personally known to me to be the same persons whose names

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are subscribed to the foregoing instrument, appeared before me this date in person and acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of Homestead.

Given under my hand and seal this date: 11/23/99

Katherine T. Pfaffinger
Notary Public



Property of Cook County Clerk's Office

This instrument prepared by:
Please record and return to:
Leo M. Flanagan, Jr.
85 Market Street
Elgin, IL 60123

Send Subsequent Tax bills to:
Duane Edith Hovious, as Trustee
137 Deer Run Lane
Elgin, IL 60120

LEGAL DESCRIPTION

Parcel 1: The Northeasterly 26.0 feet of the Southeasterly 61.0 feet of Lot 4 of Woodland Meadows Subdivision, being a subdivision of part of the Northeast Quarter of Section 17, Township 41 North, Range 9 East of the Third Principal Meridian according to the Plat thereof recorded May 17, 1999 as Document No. 99475658, in the City of Elgin, Cook County, Illinois.

Parcel 2: Non-exclusive easement over and upon Lot 9 of Woodland Meadows for the benefit of Parcel 1 as set forth in the Declaration of Covenants, Conditions, Easements and Restrictions for Woodland Meadows Townhomes recorded May 19, 1999 as Document No. 99483436 and created by Deed recorded _____ as Document _____, for purposes of ingress and egress.

Commonly known as 137 Deer Run Lane, Elgin, Illinois 60120

Property of Cook County Clerk's Office

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 11/23, 1999 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said _____
this 23 day of November,
1999.

Katherine T. Pfaffinger
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 11/23, 1999 Signature: Doree Edith Housley
Grantee or Agent

Subscribed and sworn to before me by the said _____
this 23 day of November,
1999.

Katherine T. Pfaffinger
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.]

784614-9908442