

# UNOFFICIAL COPY



Doc#: 0923345031 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/21/2009 09:30 AM Pg: 1 of 4

## WARRANTY DEED IN TRUST

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, THAT the Grantors, Karin Ganser of the County of Cook and the State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and warrants unto **WAYNE HUMMER TRUST COMPANY**, its successor or successors, as Trustee under a trust agreement dated the 28 of DEC, 2007 known as Trust Number BBT-2776, the party of the second part whose address is **201 South Hough Street, Barrington, Illinois 60010** the following described real estate situated in the County of Cook in the State of Illinois, to wit,

See attached legal description

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E, SECTION 4 OF THE  
REAL ESTATE TRANSFER ACT

7-28-09 *[Signature]*  
DATE

Permanent Tax #02-09-202-008-0000; 02-09-402-031-0000; 02-09-402-097-0000; 02-09-402-098-0000

Improved with: Condominium Unit  
otherwise known as: 1270 N. Sterling Avenue Unit 105, Palatine IL 60067

UNDERSIGNED AGREE THAT THE ADDITIONAL, TERMS AND PROVISIONS ON THE REVERSE SIDE HEREOF SHALL CONSTITUTE A PART OF THIS WARRANTY DEED IN TRUST AND ARE INCORPORATED HEREIN. And the said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sales on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 28 day of DEC 2007

*[Signature]* (SEAL)

\_\_\_\_\_ (SEAL)

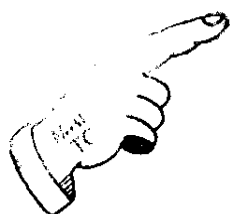
\_\_\_\_\_ (SEAL)

\_\_\_\_\_ (SEAL)

MAIL DEED TO: Wayne Hummer Trust Co N.A.  
10258 S. Western Ave.  
Chicago, IL 60643

ADDRESS OF Property: 1270 N. Sterling Avenue #105  
Palatine, IL 60067  
The above address is for information only and is not part of this deed.

*SV  
D4  
SN  
MY  
REV*



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**TO HAVE AND TO HOLD** the real estate with its appurtenances unto the trusts and for the uses and purposes herein and in the trust agreement set forth. This deed is made Subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion by leases to commerce in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or to be obliged or privileged to inquire into any or the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the trust agreement was in full force and effect, (b) that such conveyance of other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments 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 it, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

STATE OF ILLINOIS )

)SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Karin Ganser 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 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.

COUNTY OF COOK )

Given under my hand and notarial seal this 28 day of Dec, 2007.



*[Signature]*  
\_\_\_\_\_  
Notary Public

My commission expires: 10/10/10

This instrument was prepared by:  
ESP 411 Holdings LLC  
Scott Friedman, Esq  
1110 W. Lake Cook Rd.  
Suite 185  
Buffalo Grove, IL 60089

Mail subsequent tax bills and this Deed to:

Wayne Hummer Trust Co N.A.  
10258 S. Western Ave.  
Chicago, IL 60643

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## EXHIBIT A, LEGAL DESCRIPTION

PARCEL 1- UNIT 1270-105 WOODS AT COUNTRYSIDE CONDOMINIUM, AS  
DELINEATED ON THE PLAT OF SURVEY OF PART OF SECTION 9, TOWNSHIP 42  
NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF  
SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM  
OWNERSHIP RECORDED AUGUST 30, 2007 AS DOCUMENT NUMBER 0724215072 AS  
AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE  
INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office

# UNOFFICIAL COPY

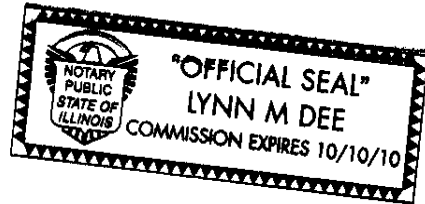
## STATEMENT BY GRANTOR AND GRANTEE

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 October 19, 2007 Signature: [Signature]  
Grantor/Agent

Subscribed and sworn to before me by the said Grantor this 19 day of October, 2008

Notary Public [Signature]



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 October 19, 2007 Signature: [Signature]  
Grantee/Agent

Subscribed and sworn to before me by the said Agent this 19 day of October, 2008

Notary Public [Signature]



**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 of ABI to be recorded in Cook County, Illinois if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)