

DEED IN TRUST



Doc#: 0925450061 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/11/2009 01:54 PM Pg: 1 of 3

THE GRANTOR, CLAUDINE WISNIEWSKI, an unmarried woman, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, CONVEYS and QUITCLAIMS unto CLAUDINE WISNIEWSKI, 101 Summit, Unit 402, Park Ridge, Illinois 60068, as TRUSTEE under the provisions of a trust agreement dated the 31st day of August, 2009, and known as the "CLAUDINE WISNIEWSKI TRUST, dated August 31, 2009" (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: Unit 402 and covered parking Unit G-65

The Above Space for Recorders Use Only

in the Summit Condominium as delineated on Plat of Survey of the following described parcel of real estate: Lots 1 and 2 in the Summit, being a resubdivision of certain lots in certain blocks in the North East 1/4 of Section 35, Township 41 North, Range 12 East of the Third Principal Meridian, according to the plat thereof recorded March 23, 1984 as Document Number 27017048 in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document 88116446, in Cook County, Illinois.

Parcel 2: Easement appurtenant to and for the benefit of Parcel 1 made by and between American National Bank and Trust Company of Chicago, a national banking association, as trustee under trust agreement dated April 1, 1982 and known as Trust Number 55030, Great American Federal Savings and Loan Association, and the City of Park Ridge, a municipal corporation of Illinois, as set forth in the Declaration of Covenants, Restrictions and Easements dated September 7, 1983 and recorded December 20, 1983 as Document 26902934, for parking, ingress and egress over and upon the following described land: The Southeasterly 1/2 of that part of Euclid Avenue vacated by Ordinance dated July 19, 1983 and recorded December 20, 1983 as Document 26902933, which lies Northeasterly of the Southwesterly line of Lot 20 extended Northwesterly in Block 2 in Outhet's Subdivision of part of the North East 1/4 of Section 35, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 101 Summit, Unit 402, Park Ridge, Illinois 60068
Permanent Index Numbers: 09-35-207-031-1033, 09-35-207-031-1140

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 praesenti or in futuro, 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 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 persons 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 expedience 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 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.



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP

NO. 29401

UNOFFICIAL COPY

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.

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.

And the said GRANTOR hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemptions of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunto set her hand and seal this 31st day of August, 2009

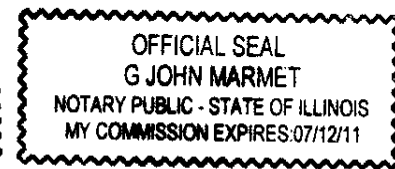
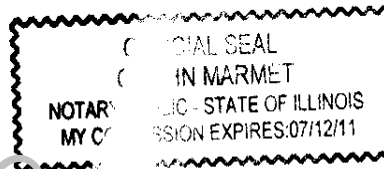
Claudine Wisniewski (SEAL)

CLAUDINE WISNIEWSKI, an unmarried woman

STATE OF ILLINOIS } I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
COUNTY OF COOK } CERTIFY that CLAUDINE WISNIEWSKI, an unmarried woman, personally known to me to be the
same person whose name is subscribed to the foregoing instrument, appeared before me this day in
person, and acknowledged that she signed, sealed and delivered the said 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, this 31st day of August, 2009.

G. John Marmet
Notary Public (Commission Expires July 12, 2011)



Deed prepared by G. John Marmet, Esq., 950 Milwaukee Ave., # 318, Glenview, IL 60025.

Exempt under Real Estate Transfer Tax Law, 35 ILCA 200/31-45 subparagraph e, and Cook County Ordinance 93-0-27, paragraph e.

Dated: August 31, 2009

Signed: Claudine Wisniewski
CLAUDINE WISNIEWSKI

Mail to:
G. John Marmet, Esq.
950 Milwaukee Avenue, Suite 318
Glenview Illinois 60025

Address of Property:
(not part of above deed)
101 Summit, Unit 402
Park Ridge, Illinois 60068

Send Subsequent tax bills to:
CLAUDINE WISNIEWSKI
101 Summit, Unit 402
Park Ridge, Illinois 60068

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: August 31, 2009

Signature Claudine Wisniewski
Grantor or Agent

Subscribed and sworn to before me by the said Grantor or Agent this 31st day of August, 2009



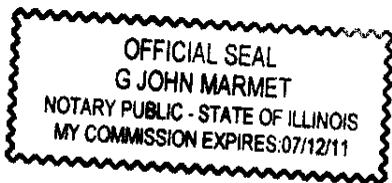
[Signature], Notary Public
My Commission expires July 12, 2011

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 title to real estate under the laws of the State of Illinois.

Dated: August 31, 2009

Signature Claudine Wisniewski
Grantee or Agent

Subscribed and sworn to before me by the said Grantee or Agent this 31st day of August, 2009



[Signature], Notary Public
My Commission expires July 12, 2011

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.