

UNOFFICIAL COPY

DEED IN TRUST (Illinois)



Doc#: 0926749010 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/24/2009 10:05 AM Pg: 1 of 3

RETURN TO:

Bruce K. Roberts
Roberts, Simon & Even, Ltd.
1620 Colonial Parkway
Inverness, Illinois 60067

SEND SUBSEQUENT TAX BILLS TO:

Mr. & Mrs. Richard A. Lazarski
705 Crofton Court
Inverness, Illinois 60010

RECORDER'S USE ONLY

THE GRANTORS, RICHARD A. LAZARSKI and CELIA LAZARSKI, husband and wife, of the Village of Inverness, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, CONVEY and QUITCLAIM, and to the extent of any coverage under existing title insurance policies CONVEY and WARRANT, unto RICHARD A. LAZARSKI and CELIA LAZARSKI, of 705 Crofton Court, Inverness, Illinois 60010, as Trustees under a Declaration of Trust dated the 25th day of June, 2008, and known as the FCL TRUST, in Trust, the following described real estate situated in the County of Cook, State of Illinois, together with all tangible personal property permanently or regularly located at and used in and about said premises, to wit:

Unit No. 59, in The Estates at Inverness Ridge Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 1, in the Estates at Inverness Ridge-Unit 1, being a subdivision of part of the West half of Section 24, Township 42 North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 2001 as document no. 00101292526; which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded October 2, 2002 as document no. 0021080525, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index Number: 01-24-100-043-1054

Property Address: 705 Crofton Court, Inverness, Illinois 60010

SUBJECT to any existing liens, general real estate taxes and any covenants, conditions, and restrictions of record, building lines and easements.

FURTHER SUBJECT to the express conditions subsequent that (1) any successor Trustee, without any conveyance, transfer or order of court, shall have all of the right and title of the Trustee and all of the rights, powers, authorities and discretions of the Trustee, (2) any person dealing with any successor Trustee may, without liability and without inquiring into the terms of the Declaration of Trust described above, rely upon the written certification of the successor Trustee that the successor Trustee has become successor Trustee, and (3) any person dealing with any Trustee (a) shall not be obligated to (i) see to the application of any money paid or property delivered to the Trustee or (ii) inquire into the terms of the Declaration of Trust or the necessity or expediency of any act of the Trustee, and (b) may rely upon the written certification of the Trustee that the Trustee

has the power and authority to sell, mortgage or lease said premises or otherwise act as stated in the written certification.

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The Trustee (which term shall refer to the Trustee originally named or to any successor Trustee), subject to the conditions aforesaid, shall have and hold said premises upon the trusts and for the uses and purposes set forth in said Declaration of Trust.

The grantors hereby waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois providing for the exemption of homesteads or real estate from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 18th day of September, 2009.

Richard A. Lazarski (SEAL)
RICHARD A. LAZARSKI

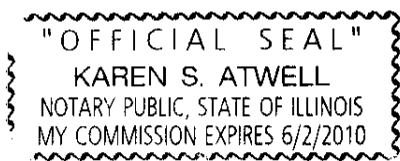
Celia Lazarski (SEAL)
CELIA LAZARSKI

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that RICHARD A. LAZARSKI and CELIA LAZARSKI, 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, including the release and waiver of the right of homestead.

I am employed by the attorney who prepared the foregoing instrument. The attorney has the notarial record of the Residential Real Property Transaction as defined in the Illinois Notary Public Act.

Given under my hand and official seal this 18th day of September, 2009.



Karen S. Atwell
Notary Public

NO TAXABLE CONSIDERATION

This Deed is exempt under provisions of 35 ILCS 200/31-45(e), "Real Estate Transfer Tax Law", of the Illinois Compiled Statutes. This Deed is also exempt from the Illinois Notary Public act under Section 3-102(b)(1)(vii).

Bruce K. Roberts Date: Sept. 18, 2009

This instrument was prepared by Bruce K. Roberts, Roberts, Simon & Even, Ltd., 1620 Colonial Parkway, Inverness, Illinois 60067.

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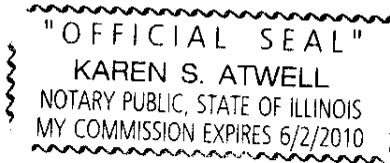
STATEMENT BY GRANTORS AND GRANTEES

The grantors or their agent affirm that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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.

Bruce C. Roberts, agent
Grantors or Agent

Subscribed and sworn to before me
by said Agent this 18th day of
September, 2009

Karen S. Atwell
Notary Public

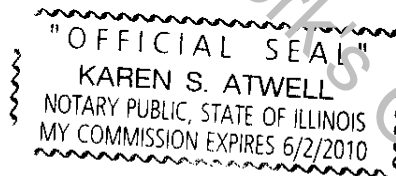


The grantees or their agent affirm and verify that the names of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Bruce C. Roberts, agent
Grantees or Agent

Subscribed and sworn to before me
by said Agent this 18th day of
September, 2009.

Karen S. Atwell
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 200/31-45 of the Illinois Real Estate Transfer Tax Act.)