

# UNOFFICIAL COPY

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8451800



0929512018

## DEED IN TRUST

THE GRANTOR,  
PRC PARTNERS, LLC, an Illinois  
Limited Liability Company  
2550 Waukegan Road #220  
Glenview, IL 60025, in consideration of the  
sum of Ten (\$10.00) Dollars, and other  
good and valuable consideration, the receipt  
of which is hereby acknowledged, hereby  
conveys and warrants to:

Doc#: 0929512018 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/22/2009 08:42 AM Pg: 1 of 3

(Reserved for Recorder's Use Only)

**James B. Nemec, of 1225 Hedgerow, Grayslake, IL 60030, as Trustee under Trust Agreement dated January 15, 2004, and any amendments thereto and known as the James B. Nemec, Revocable Trust and unto all and every successor or successors in trust under said trust agreement as to an undivided one-half (1/2) interest, and**

**Viola M. Nemec, of 1225 Hedgerow, Grayslake, IL 60030, as Trustees under Trust Agreement dated January 15, 2004, and any amendments thereto and known as the Viola M. Nemec Revocable Trust and unto all and every successor or successors in trust under said trust agreement as to an undivided one-half (1/2) interest, in the real estate in the\***

Address of Real Estate: Unit #600-205 @ 600 W. Touhy Avenue, Park Ridge, IL 60068

**\*County of Cook, State of Illinois. (See Legal Description Attached Hereto)**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) to dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

BOX 333-CT



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 29386

303  
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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County

\_\_\_\_\_ is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

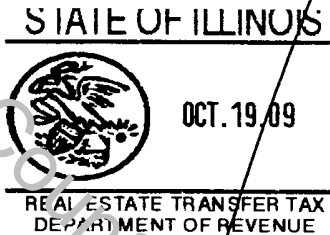
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor s hereby waive and release any and all right and benefit under and by virtue of the statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 1st day of September, 2009.

PRC PARTNERS, LLC, an Illinois limited liability company,

By: Jerry S. James (Signature)  
Jerry S. James, a Manager



# 000057386	REAL ESTATE TRANSFER TAX
	00304.00
	FP 103032

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for the County in the State aforesaid, DO HEREBY CERTIFY that Jerry S. James, personally known to me to be a Manager of PRC PARTNERS, LLC, an Illinois limited liability company and 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 as such Manager he signed and delivered the said instrument, pursuant to authority given by the Members of the Company, as their free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of September, 2009.

Commission expires 4-14-13

Josephine Sandoval  
NOTARY PUBLIC



This instrument was prepared by: John H. Jackson, 33 N. LaSalle St., Ste. 2030 Chicago, IL 60602

Mail to: Mr. Gerard Stocco  
Stocco Law Office  
28 W. 577 Stafford Place  
Warrenville, IL 60555

Send subsequent tax bills to:  
JAMES B. NEMEC  
3938 N. OAKLEY  
CHICAGO IL 60618

**UNOFFICIAL COPY****PARCEL 1:**

UNIT NUMBER 600-209 IN THE RESIDENCES OF UPTOWN CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN PLAT OF SUBDIVISION UPTOWN REDEVELOPMENT PHASE 3, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0814116029, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF P- 147, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AFORESAID, RECORDED AS DOCUMENT 0814116029.

**PARCEL 3:**

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, USE AND ENJOYMENT FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY AS CREATED AND SET FORTH IN THE EASEMENT AND OPERATING AGREEMENT FOR UPTOWN PHASE III, RECORDED AS DOCUMENT 0814116028.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

**ADDRESS: 600 W. TOUHY AVENUE, PARK RIDGE, IL 60068**  
**PIN: 09-26-424-001 & 09-26-424-002**

