

UNOFFICIAL COPY

DEED INTO TRUST

THIS INDENTURE WITNESSETH, THAT THE GRANTOR, Thomas A. Aspinwall and Angela M. Aspinwall, Husband and Wife, of the City of Aurora, County of DuPage, State of Illinois, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid, CONVEY and QUIT CLAIM to

Thomas A. Aspinwall and Angela M. Aspinwall, Trustees, or their successors in trust, under the Aspinwall Living Trust dated May 14, 2007 and any amendments thereto of 740 Kendridge Court, Aurora, Illinois 60502.



Doc#: 1004831183 Fee: \$46.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/17/2010 04:22 PM Pg: 1 of 5

all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

Unit No. 705 in 345 Fullerton Parkway Condominium as delineated on a Survey of the following described Real Estate:

Parcel 1: Lots 1, 2 and 3 in Block 2 in Peterboro Terrace addition to Chicago being a Subdivision of Part of Block 2 in Canal Trustees Subdivision in Section 33, Township 40 North, Range 14, East of the Third Principal Meridian.

Also

Parcel 2: The East 60 Feet of the West 248 Feet of the North 160 Feet of Lot 3 in Adams and Porters Subdivision of that Part of Blocks 2 and 3 lying North of the East

S	<u>Yes</u>
P	<u>5/14</u>
S	<u>/</u>
M	<u>Yes</u>
SC	<u>Yes</u>
E	<u>No</u>
INT	<u>L</u>

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and West Center Line of Blocs 2 and 3 of Canal Trustees
Subdivision of Part of Section 33, Township 40 North,
Range 14, East of the Third Principal Meridian.

Which Survey is attached as Exhibit "A" to the
Declaration of Condominium recorded as Document Number
92066230 together with its undivided percentage interest
in the common elements.

Permanent Real Estate Index Number(s): 14-33-200-016-1031
Address(es) of Real Estate: 345 West Fullerton Parkway, #705
Chicago, Illinois 60614

TO HAVE AND HOLD said premises with the appurtenances, upon
the trusts and for the uses and purposes herein and in said Trust
Agreement set forth.

In addition to all of the powers and authority granted to the
trustee by the terms of said Agreement, full power and authority
is hereby granted to the trustee to improve, manage, protect and
subdivide said real estate or any part thereof, to dedicate parks,
streets, highways or alleys and 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 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, pledge or otherwise
encumber said property, or any part thereof, to lease said real
estate or any part thereof, from time to time in possession or
reversion, by leases to commence at the present or in the future,
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 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 or title or interest in or about or
easement appurtenant to said real estate 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 person owning same to deal with the same, whether similar to
or different from the ways above specified, at any time or times
hereafter.

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In no case shall any party dealing with the trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be 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 agreement and every deed, trust deed, mortgage, lease or other instrument executed by the 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 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 Agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors in trust.

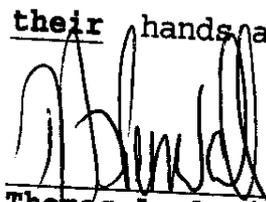
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 real estate 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 "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

And 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 exemption of homesteads from sale on execution or otherwise.

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IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunder set their hands and seals dated January 26th 2010.



Thomas A. Aspinwall (SEAL)



Angela M. Aspinwall (SEAL)

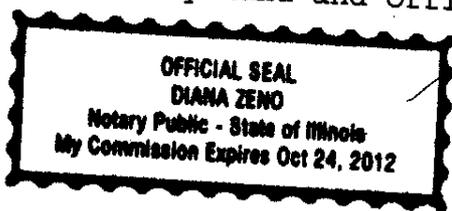
Exempt under provisions of Paragraph E,
Section 31-45, Real Estate Transfer Tax Law.

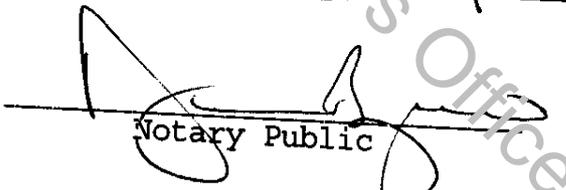
 1/28/2010
Buyer/Seller/Representative Date

State of Illinois, County of DuPage ss.

I, the undersigned, a Notary Public on and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **Thomas A. Aspinwall** and **Angela M. Aspinwall** 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.

Given under my hand and official seal, dated January 26, 2010



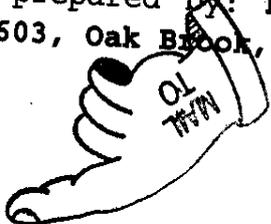


Notary Public

This instrument was prepared by: DANIEL O. HANDS, P.C., 1301 W. 22nd. Street, Suite 603, Oak Brook, Illinois 60523.

MAIL TO:

Daniel O. Hands, P.C.
1301 W. 22nd St., #603
Oak Brook, IL 60523



SEND SUBSEQUENT TAX BILLS TO:

Thomas and Angela Aspinwall
345 W. Fullerton Parkway, 705
Chicago, IL 60614

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: JANUARY 26th 2010

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this 26 day of January, 2010.

Notary Public [Handwritten Signature]



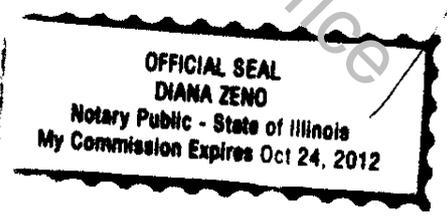
The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or Foreign corporation authorized to do business or acquire and hold title to 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: January 26th 2010

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this 26 day of January, 2010.

Notary Public [Handwritten 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 or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act.)