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Doc#: 1005516022 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/24/2010 10:12 AM Pg: 1 of 6

DEED IN TRUST

THE GRANTORS, Norman E. Duncan and Elsie J. Duncan, husband and wife, of the County of Cook, State of Illinois, (the "Grantors") for and in consideration of TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, CONVEY and WARRANT unto each of

Norman E. Duncan, not personally, but as Trustee under the provisions of a Trust Agreement dated January 26, 2010 and known as the "Norman E. Duncan Revocable Trust, dated January 26, 2010", and unto all and each of his successors in trust under said trust agreement, whose address is 603 South River Road, Des Plaines, Illinois 60016; and

Elsie Duncan, not personally, but as Trustee under the provisions of a Trust Agreement dated January 26, 2010 and known as the "Elsie Duncan Revocable Trust, dated January 26, 2010", and unto all and each of her successors in trust under said trust agreement, whose address is 603 South River Road, Des Plaines, Illinois 60016;

(the "Grantees") an undivided one half interest, as tenants in common, in the following described real estate in the County of Cook and State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO: General real estate taxes for the year 2009 and subsequent years and to all rights, easements, restrictions, conditions, covenants and reservations contained in the Declaration of Condominium made by First Bank of Oak Park, an Illinois Corporation as Trustee under Trust Agreement dated April 15, 1977 and known as Trust No. 10999, Recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25291640.

Exempt deed or instrument
eligible for recordation
without payment of tax.

09-16-302-022 -1004
S. Brown 2/12/10

City of Des Plaines

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Grantors also hereby grant to Grantees, their 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 aforementioned Declaration.

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.

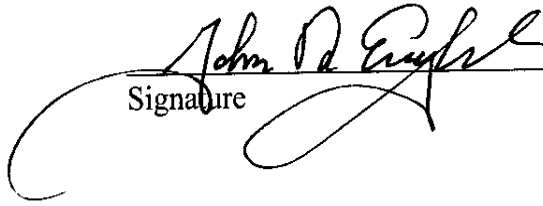
Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; 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 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 99 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, 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 person 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 expediency 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 trust 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

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Exempt under the provisions of Section 4, Paragraph E of the Illinois Real Estate Transfer Tax Act

Feb 12, 2010
Dated


Signature

Prepared by and Mail to:

John D. English
Law Office of John D. English
9700 W. Higgins Road, Suite 1015
Rosemont, Illinois 60018

Send subsequent tax bills to:

Norman E. Duncan, a trustee as aforesaid
603 South River Road
Des Plaines, Illinois 60016

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

Unit number 1 D in THE DES PLAINES CONDOMINIUMS as delineated on a survey of the following described real estate:

PARCEL 1: Lot 1 and that part of Lot 2 lying North of the North Line of William Koehler's Resubdivision of part of Lot 2 and Lots 3 to 12 inclusive in Block 2; Lots 10 and 11 in Block 1, also part of vacated street in John Alles, Jr.'s Subdivision of Lots 1 to 6 inclusive in the original Town of Rand (now in the Village of Des Plaines) in Section 16, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: The West Half of that part of vacated Chicago Avenue lying South of the North Line of the aforementioned property extended East and North of the South line of the aforementioned property extended East all in Section 16, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois; which Plat of Survey is attached as Exhibit "C" to the Declaration of Condominium made by First Bank of Oak Park, an Illinois Corporation as Trustee under Trust Agreement dated April 15, 1977 and known as Trust No. 10999, Recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 25291640; together with its undivided percentage interest in said Parcel

Permanent Index Number (PIN): 09-16-302-022-1004

Address of real estate: 603 South River Road
Des Plaines, IL 60016

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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: 2/12/10

Signature: *Norman E. Duncan*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID NORMAN E. DUNCAN
THIS 12 DAY OF February,
2010.



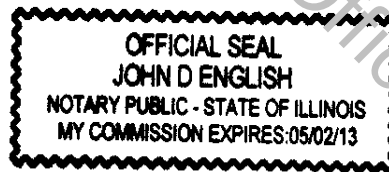
John D. English
Notary Public

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: 2/12/10

Signature: *Elsie J. Duncan*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID ELSIE J. DUNCAN
THIS 12 DAY OF February,
2010.



John D. English
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.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]