



Doc#: 1006118048 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/02/2010 12:19 PM Pg: 1 of 4

DEED IN TRUST

Grantors, PAUL THOMA and DIANE THOMA, his wife, of Rolling Meadows, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, convey and quitclaim an undivided one-half (1/2) interest to PAUL THOMA, not personally but as trustee of the PAUL J. THOMA Trust, under trust agreement dated the 5th day of July, 2006, and convey and quitclaim an undivided one-half (1/2) interest to DIANE THOMA, not personally but as trustee of the DIANE L. THOMA Trust, under trust agreement dated the 5th day of July, 2006, their successor or successors, the following described real estate in the County of Cook, State of Illinois:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

P.I.N.: 3950 Balmoral Court, Rolling Meadows, Illinois 60008

Commonly known as: 02-35-200-110-0000

hereinafter called the real estate, to have and to hold the real estate with the appurtenances on the trust and for the purposes set forth in this deed in trust and in the trust agreement.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate of any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof and to resubdivide said real estate 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, 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 in present or in 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 trustee in relation to the real estate or to whom the real estate or any part thereof is conveyed, contracted to be sold, leased, or mortgaged by trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with or be obliged to inquire into the necessity or expediency of any act of trustee, or obliged or privileged to inquire into any of the terms of the trust agreement.

Every deed, trust deed, mortgage, lease, or other instrument executed by trustee or any successor trustee in relation to the real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the trust created herein and by the trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and

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limitations contained herein and in the trust agreement or in the amendments thereof, and binding on all beneficiaries, (c) that trustee or any successor 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 the predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property. No beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof.

Executed at Buffalo Grove, Illinois on this 8th day of February, 2010.

Paul Thoma
PAUL THOMA

Diane Thoma
DIANE THOMA

Exempt under Real Estate Transfer Tax Act, Section 4, Paragraph E and Cook County Ordinance 95104, Paragraph E. Dated the 8th day of February, 2010.

Paul J Thoma
PAUL THOMA

Diane Thoma
DIANE THOMA

STATE OF ILLINOIS
COUNTY OF LAKE

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that PAUL THOMA and DIANE THOMA, his 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.

Given under my hand and notarial seal this 8th day of February, 2010.

Gretchen L. Deering
Notary Public



This Document Prepared by and
After Recording Mail to:
Gerald J. Smoller
KOVITZ SHIFRIN NESBIT
750 Lake Cook Road, #350
Buffalo Grove, IL 60089-2073
(847) 537-0500; Fax (847) 537-0550

Mail subsequent tax bills to:
Paul J. Thoma and Diane L. Thoma
3950 Balmoral Lane
Rolling Meadows, IL 60008

2-22-10 20.00
3950 BALMORAL
8322 CG

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LEGAL DESCRIPTION
3950 Balmoral Court
Rolling Meadows, IL 60008
02-35-200-110-0000

PARCEL 1:

THAT PART OF LOT 2 OF MAVERICK SUBDIVISION, UNIT NUMBER 6, A PLANNED UNIT DEVELOPMENT, BEING A RESUBDIVISION OF LOT 2 IN LOUCHIOS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ROLLING MEADOWS ACCORDING TO THE PLAT OF SAID MAVERICK SUBDIVISION UNIT NO. 6 RECORDED AS DOCUMENT NO. 98624641, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 84 DEGREES, 33 MINUTES, 13 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 22.63 FEET; THENCE SOUTH 05 DEGREES, 26 MINUTES, 47 SECONDS EAST, A DISTANCE OF 202.49 FEET TO THE PLACE OF BEGINNING OF THE TRACT OF LAND TO BE DESCRIBED HEREIN; THENCE NORTH 84 DEGREES, 28 MINUTES, 37 SECONDS EAST, A DISTANCE OF 82.52 FEET; THENCE SOUTH 05 DEGREES, 26 MINUTES, 47 SECONDS EAST, A DISTANCE OF 35.02 FEET; THENCE SOUTH 84 DEGREES 33 SECONDS 13 SECONDS WEST, A DISTANCE OF 82.52 FEET; THENCE NORTH 05 DEGREES, 26 MINUTES 47 SECONDS WEST, A DISTANCE OF 34.91 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 98706506, AND AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE

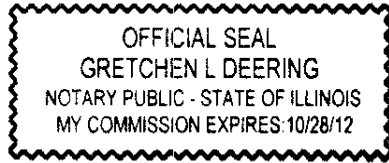
The Grantor, or Grantor's Agent, affirms that, to the best of the Grantor's knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold 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 February 8, 20 10

[Signature]
Grantor/Agent

Subscribed and sworn to before me this 8th day of February, 20 10.

[Signature]
Notary Public



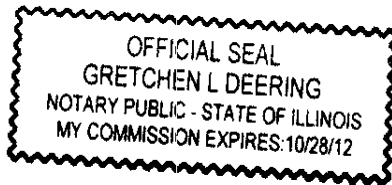
The Grantee, or Grantee's Agent, affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 8, 20 10

[Signature]
Grantee/Agent

Subscribed and sworn to before me this 8th day of February, 20 10.

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantor or 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.)