

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

THE GRANTOR(S),

COURTNEY FONG AND
NATASHA D. FONG,
husband and wife,

of the County of Cook and the State of
Illinois, for and in consideration of Ten
and No/100ths (\$10.00) Dollars and other
good and valuable considerations in hand
paid, CONVEY and QUIT CLAIM unto

NATASHA D. FONG
2804 Farmington Rd.
Northbrook, Illinois 60062

as Trustee under the provisions of a Trust Agreement dated February 25, 2010 and known as the Natasha D. Fong Revocable Living Trust, (hereinafter referred to as "said Trustee", regardless of the number of trustees,) and unto all and every successor or successors in trust under said Trust Agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

PARCEL 1: LOT 110 IN WINDHAM MANOR, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 17 AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 1973 AS DOCUMENT NUMBER 22431045 AND SURVEYOR'S CERTIFICATE OF CORRECTION THERETO RECORDED NOVEMBER 6, 1973 AS DOCUMENT NUMBER 22537018, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 22431045 AND SURVEYOR'S CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT 22537018 AND AS CREATED BY DEED FROM KENNEDY BROTHERS, INC., A CORPORATION OF ILLINOIS TO ROSEMARY GALUZZO DATED JANUARY 2, 1975 AND RECORDED JANUARY 23, 1975 AS DOCUMENT 22968026, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 40-20-208-016

Address(es) of real estate: 2804 Farmington Rd., Northbrook, Illinois 60062

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 locate 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 successor 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 praesenti or in futuro, 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, 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



Doc#: 1006234073 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/03/2010 03:09 PM Pg: 1 of 3

SPACE FOR RECORDER'S USE ONLY

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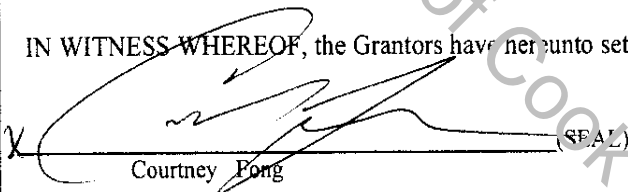
considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

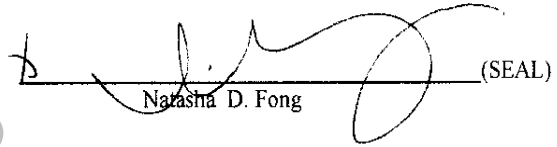
In no case shall any party dealing with said Trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced 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 trusts, 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 the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor 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.

And the said grantors hereby expressly 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 from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 25 th day of February, 2010.

 (SEAL)
Courtney Fong

 (SEAL)
Natasha D. Fong

STATE OF ILLINOIS

COUNTY OF COOK

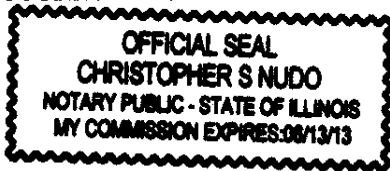
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that COURTNEY FONG AND NATASHA D. FONG, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL
THIS 25 TH DAY OF FEBRUARY, 2010.

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


NOTARY PUBLIC

2/25/10 →
Date Seller, Buyer or Representative



PREPARED BY AND MAIL TO:

SEND SUBSEQUENT BILLS TO:

CHRISTOPHER S. NUDO
216 Higgins Rd.
Park Ridge, IL 60068

NATASHA D. FONG
2804 Farmington Rd.
Northbrook, IL 60062

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirm 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: Feb. 25, 2010

Signature *Lee Casero*
Grantor or Agent

Subscribed and sworn to before me
this 25 day of February, 2010.



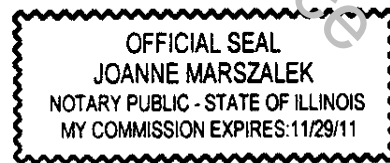
Notary Public *Joanne Marszalek*

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 title to real estate under the laws of the State of Illinois.

Dated: Feb. 25, 2010

Signature *Lee Casero*
Grantee or Agent

Subscribed and sworn to before me
this 25 day of February, 2010.



Notary Public *Joanne Marszalek*

Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of 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 provisions of Section 4, of the Illinois Real Estate Transfer Tax Act)