

# UNOFFICIAL COPY



## DEED IN TRUST

Mail To: James P. Pieczonka, Esq.  
7720 W. Touhy, #D  
Chicago, IL 60631

Doc#: 1009956022 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/09/2010 10:37 AM Pg: 1 of 5

Mail Tax Bills to: Angkhana Seriurk  
13663 South Jersey Ct.  
Plainfield, IL 60544

This Instrument was Prepared By:  
Law Offices of James P. Pieczonka, P.C.  
7720 W. Touhy, #D  
Chicago, IL 60631

This INDENTURE, made this 8<sup>th</sup> day of February, 2010, between **ANGKHANA SERIRUK**, of Plainfield, Illinois, as GRANTOR(S), in consideration of the sum of Ten and no/100 dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and quit claim to **ANGKHANA SERIRUK**, not personally but as Trustee(s) under the terms and provisions of a certain Trust Agreement dated February 8, 2010 and designated as The **ANGKHANA SERIRUK REVOCABLE TRUST**, and to any and all successors as Trustees appointed under said trust Agreement, or who may be legally appointed, the following described real estate situated in Cook County, Illinois, to wit:

See Legal Description attached hereto as Exhibit "A"

PIN: 03-19-319-018-0000  
Common Address: 1111 Wilke Rd., Arlington Hts., IL 60004

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, contracts 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(s). (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, 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 99 years, and to renew, extend or modify any existing lease.

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2. Any party dealing with the Trustee(s) 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 inquire into the powers and authority of the Trustee(s), 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(s), 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(s).

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and 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.

4. In the event of the inability or refusal of the trustee herein named, to act, or upon his/her/their removal from the County, ACHARA GUZIEC as Trustee shall be appointed as Successor Trustee herein with like powers and authority as vested in the Trustee named herein.

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

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 8 day of February, 2010

  
 \_\_\_\_\_  
 ANGKHANA SERIRUK

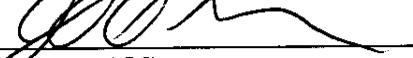
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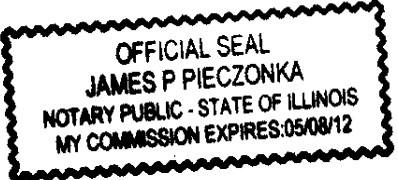
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State of Illinois )  
 ) SS  
 County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANGKHANA SERIRUK personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/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 8 day of February, 2010.

My Commission expires: 5-8-12  
  
 NOTARY PUBLIC



Properly Of Cook County Clerk's Office

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## Exhibit "A"

### Legal Description:

**Lot 200 in Paymond L. Lutgert's subdivision of the West 78 acres of the Southwest  $\frac{1}{4}$  of Section 19, Township 42 North, Range 11, East of the third Principal Meridian, (except the South 25 feet thereof), in Cook County, Illinois.**

**PRIN: 03-19-319-013-0000**

**Common Address: 1111 N. Wilke Road, Arlington Heights, IL 60004**

Property of Cook County Clerk's Office

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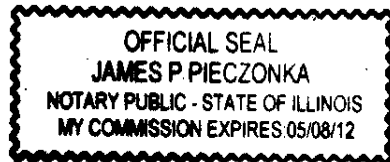
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the 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 2-8, 2010

Signature: *Angela S.H.*  
Grantor or Agent

Subscribed and sworn to before me by the said ANGELANA SERJANUK this 8 day of FEB, 2010.  
Notary Public *[Signature]*



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 2-8, 2010

Signature: *Angela S.H.*  
Grantee or Agent

Subscribed and sworn to before me by the said ANGELANA SERJANUK this 8 day of FEB, 2010.  
Notary Public *[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.

(Attached 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.)