

# UNOFFICIAL COPY

## DEED IN TRUST



Doc#: 1014755051 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 05/27/2010 04:00 PM Pg: 1 of 4

THE GRANTOR(S),  
LESLIE THIELMAN  
and  
CAROL THIELMAN  
husband and wife  
1519 N. KENDAL CT.  
ARLINGTON HEIGHTS, IL 60004  
for and in consideration of \$10.00  
and other good and valuable consideration  
in hand paid, Convey and  
QUIT CLAIM

RECORDER'S USE

unto CAROL F. THIELMAN AND LESLIE R. THIELMAN

1519 N. KENDAL CT., ARLINGTON HEIGHTS, IL 60004

AS TRUSTEE(S) UNDER THE PROVISIONS OF THE  
CAROL F. THIELMAN IRREVOCABLE LIVING TRUST DATED DECEMBER 1, 2009  
(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 SITUATED IN THE COUNTY OF COOK  
STATE OF ILLINOIS, TO WIT:  
SEE ATTACHED

SEE ATTACHED LEGAL DESCRIPTION

EXEMPT UNDER PROVISION OF  
PARAGRAPH 6, SECTION 4, REAL  
ESTATE TRANSFER ACT.  
DATE: 12-1-09

*Carol F. Thielman*  
Buyer, Seller or Representative

PIN No. 03-21-100-027-1131

COMMONLY KNOWN AS: 1519 N. KENDAL CT., ARLINGTON HEIGHTS, ILLINOIS 60004

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 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 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 reversions 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.



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In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or see to the application of any purchase money, rent, or 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 successor 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.

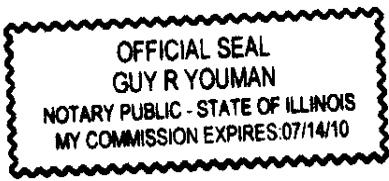
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or 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 lands 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 dance with the statute in such case made and provided.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal on 7/13/2009

 _____ LESLIE THIELMAN A/K/A LESLIE R. THIELMAN _____ (SEAL)	 _____ CAROL THIELMAN A/K/A CAROL F. THIELMAN _____ (SEAL)
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STATE OF ILLINOIS )  
 )SS  
 COUNTY OF )



I, THE UNDERSIGNED, A NOTARY PUBLIC,  
 IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY  
 CERTIFY THAT LESLIE THIELMAN  
 AND CAROL THIELMAN  
 PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME  
 SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE  
 ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED,  
 SEALED AND DELIVERED THE SAID INSTRUMENT AS \_\_\_\_\_ 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 12/1/2009

COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC

PREPARED BY: RUPP & YOUMAN P.O. BOX 745, McHENRY, IL 60051-0745  
(815) 385-7444

MAIL TO: RUPP & YOUMAN 4306F W. CRYSTAL LAKE RD. MCHENRY, ILLINOIS 60050	SUBSEQUENT TAX BILLS TO: CAROL F. THIELMAN 1519 N. KENDAL CT. ARLINGTON HEIGHTS, ILLINOIS 60004
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## LEGAL DESCRIPTION

UNIT NUMBER 5 1519, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ARLINGTON ON THE PONDS SOUTH CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER LR3626520, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 03-21-100-027-1131

For informational purposes only, the subject parcel is commonly known as:

1519 North Kendal Court, Arlington Heights, IL 60004

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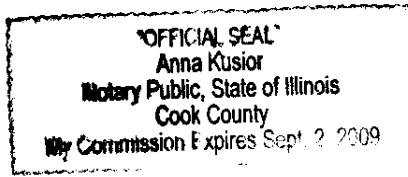
## STATEMENT BY GRANTOR AND GRANTEE

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

Date: 9-4-09

Signature: *Law A. Miller*  
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



*Anna Kusior*  
Notary Public

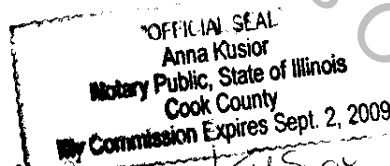
(Impress Seal Here)

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.

Date: 8-4-09

Signature: *Robert A. Miller*  
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



*Anna Kusior*  
Notary Public

(Impress Seal Here)

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 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 Act.]