



Doc#: 1015429007 Fee: \$44.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/03/2010 10:30 AM Pg: 1 of 4

**WARRANTY DEED
IN TRUST**

The **GRANTORS, ROBERT SPRINGER and JULIA A. SPRINGER, husband and wife**, of Oak Lawn, Cook County, Illinois, for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration, in hand paid,

CONVEY and WARRANT to GRANTEE, ROBERT C. SPRINGER,

of, 16718 Richards Dr., Tinley Park 60477, Cook County, Illinois, as Trustee under the provisions of a trust agreement dated the 15th day of March, 2010 and known as the **SPRINGER FAMILY TRUST DATED March 15, 2010** (hereinafter referred to as "said trustee,") 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, and State of Illinois, to-wit:

UNIT 104 IN CONCORDE GREEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOTS 3, 4 AND 5 IN FRANK DeLUGACH'S CENTRAL AVENUE GARDENS, BEING A SUBDIVISION OF THE EAST 2/5 OF THE EAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT STREETS AND PARTS OF STREETS HERETOFORE DEDICATED), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY THE FIRST NATIONAL BANK OF EVERGREEN PARK, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 16, 1986 AND KNOWN AS TRUST NUMBER 9290 RECORDED AS DOCUMENT NUMBER 89449529, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, TOGETHER WITH THE EXCLUSIVE RIGHT TO THE USE AND POSSESSION OF PARKING SPACE 204, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NO. 39449529, AS AMENDED.

Permanent Index Number: 24-17-205-018-019-020
Property Address: 10320 S. Central, #104, Oak Lawn, IL 60453

SUBJECT TO: General real estate taxes for the years 2009, 2010, and subsequent years; special assessments, if any; building, building line, and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; rights of way for drainage ditches, feeders, laterals and drain tile, pipe or other conduit, if any; rights of the public, the State of Illinois, County of Cook, and the municipality in and to that part of the land taken or used for road purposes, if any.

S YES
P 4
S NO
M NO
SC YES
E YES
INT INT

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and proposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, street, highways, or alleys and 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 see on any terms, to convey either with or without consideration, pledge or otherwise encumber said property, or any part thereof, to lease said property or any part and upon any terms and for any period or periods of time, not exceeding in the case of any single periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or time 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 exchange said property, or any part thereof, for other real or personal property, to grant easements or changes 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 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 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, 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 delivery thereof the trust created 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 personal claiming under them or any 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.

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

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memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals on this the 6th day of May, 2010.

Robert Springer
Robert Springer
Julia A. Springer
Julia A. Springer

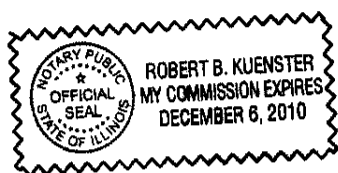
I HEREBY DECLARE THIS DEED REPRESENTS A TRANSACTION EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), SECTION 45 OF THE REAL ESTATE TRANSFER TAX ACT. (35 ILCS 200/31-45) (Transfers where actual consideration is less than \$100)

DATED: May 10, 2010. Robert Springer
Robert Springer

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 **ROBERT SPRINGER** and **JULIA A. SPRINGER**, 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 official seal this 6 day of May, 2010.



Robert B. Kuenster
NOTARY PUBLIC

***Instrument prepared by and
After Recordation Return to:***
 John Justin Wyeth, Attorney at Law
 WYETH LAW
 701 North Bridge Street
 Yorkville, IL 60560

***GRANTEE'S NAME AND ADDRESS
and SEND SUBSEQUENT TAX BILLS TO:***
 Robert C. Springer, Trustee
 16718 Richards Dr.
 Tinley Park 60477

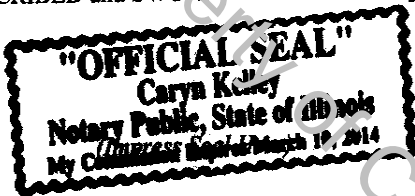
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STATEMENT BY GRANTOR AND GRANTEE

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: May 12, 2010 Signature: *John Festa Weyeth*
Grantor or Agent

SUBSCRIBED and SWORN to before me on . 5/12/10

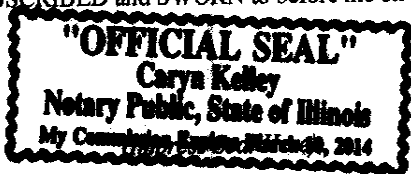


Caryn Kelley
Notary Public

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.

Date: May 12, 2010 Signature: *John Festa Weyeth*
Grantee or Agent

SUBSCRIBED and SWORN to before me on . 5/12/10



Caryn Kelley
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 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.]