

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THIS INDENTURE, WITNESSETH THAT THE GRANTOR, DONNA M. LONG, a single woman, of the Village of Schaumburg, County of Cook, and State of Illinois, for and in consideration of the sum of Ten and 00/100ths Dollars (\$10.00) in hand paid, CONVEYS and WARRANTS to DONNA M. LONG, as Trustee of the DONNA M. LONG Revocable Trust dated August 24, 2010, the entire interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, and unto each and every successor or successor in trust under said trust agreement, to wit:

Lot 21413 Weathersfield Unit 21E Townhouse Subdivision being a Subdivision in the Southwest Quarter of Section 28, Township 41 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, as document number 2910997, December 13, 1976, and also recorded in the Office of the Recorder of Deeds as document number 23745088 on December 13, 1976, in Cook County, Illinois.

Parcel 2: Easements appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of Easement dated December 13, 1976, in Cook County, Illinois, and recorded as Document No. 23745087. Subject to general taxes for the year 1997 and thereafter. Subject to all Declarations and By Laws of record.



10237450110

Doc#: 1023745011 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/25/2010 08:52 AM Pg: 1 of 4



VILLAGE OF SCHAUMBURG  
REAL ESTATE TRANSFER TAX

17086

\$ A handwritten signature in black ink, appearing to be a stylized 'G' or similar character.

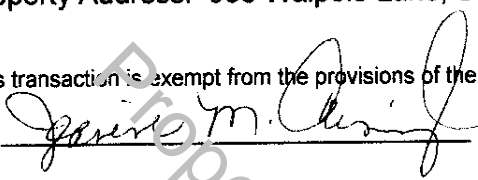
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Subject to covenants, conditions, and restrictions of record, easements, real estate taxes for 2001 and subsequent years and special or other assessments not yet confirmed.

Property Index Number: 07-28-314-048

Property Address: 953 Walpole Lane, Schaumburg, IL 60193

This transaction is exempt from the provisions of the Real Estate Transfer Tax under Paragraph E, Section 4 of the Act.

By: 

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 is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, high ways 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 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 99 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 said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder; (c) that said Trustee, or any successor in trust, 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, her or their predecessor in trust.


This conveyance is made upon the express understanding and condition that Donna M. Long nor her successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything she or her agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate; any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually *(and the Trustee shall have no obligation whatsoever with*

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respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder or any of them shall be only in earnings, avails and proceeds arising from the sale or any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

IN WITNESS WHEREOF the Grantor aforesaid has hereunto set her hand and seal this 24<sup>th</sup> day of August, 2010.

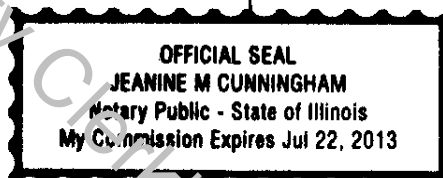
  
Donna M. Long

STATE OF ILLINOIS )  
                                ) SS  
COUNTY OF COOK )

I, the undersigned Notary Public in and for said County and State aforesaid, do hereby certify that DONNA M. LONG, a single woman, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 24<sup>th</sup> day of August, 2010.

My Commission Expires: \_\_\_\_\_  
  
Notary Public



This Document was prepared by and when recorded please mail to: Jeanine M. Cunningham, LLC, Attorney at Law, 1415 W. 55<sup>th</sup> Street, Suite 101, LaGrange, IL 60025

Send Subsequent Tax Bills to: Donna M. Long, 953 Walpole Lane, Schaumburg, IL 60193

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## STATEMENT BY GRANTOR AND GRANTEE

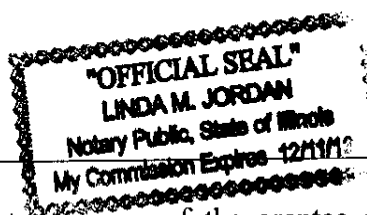
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment or beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 August 17, 2010

Signature: Jessie M. [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Jeanine M. Cunningham this 17th day of August, 2010.

NOTARY PUBLIC [Signature]



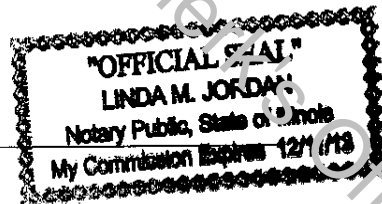
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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 August 17, 2010

Signature: Jessie M. [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Jeanine M. Cunningham this 17th day of August, 2010.

NOTARY PUBLIC [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)