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STATE OF ILLINOIS
COUNTY OF Cook

Doc#: 1026049042 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/17/2010 12:07 PM Pg: 1 of 4

DEED IN TRUST

~~Mail Recorded Instrument to:~~

Rodolfo F. Fernando
748 S. Warren Ave.
Palatine, Illinois 60067

Mail Future Tax Bills to:

Rodolfo F. Fernando
748 S. Warren Ave.
Palatine, Illinois 60067

THE GRANTOR(S), **Rodolfo F. Fernando and Isabelita M. Fernando, husband and wife** of 748 S. Warren Ave., Palatine, IL 60067, County of Cook, State of Illinois, for Ten dollars (\$10.00) and other valuable consideration, in hand paid, CONVEY(S) and QUIT CLAIM(S) to **Rodolfo F. Fernando or Isabelita M. Fernando, Trustee or their successors in trust under the Rodolfo F. Fernando Living Trust dated May 7, 1994 as to a 50% undivided interest as a tenant in common and Isabelita M. Fernando or Rodolfo F. Fernando, Trustee or their successors in trust under the Isabelita M. Fernando Living Trust dated May 7, 1994 as to a 50% undivided interest as a tenant in common** of 748 S. Warren Ave., Palatine, IL 60067, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE SOUTH ½ OF LOT 73 IN ROBERT BARTLETT'S ARLINGTON CREST ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 24, AND PART OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 5, 1939 AS DOCUMENT NO. 1378407, IN COOK COUNTY, ILLINOIS.

HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD these premises not as Tenants in Common but as Joint Tenants FOREVER.

Permanent Index Numbers: 02-24-406-055
Address of Real Estate: 748 S. Warren Ave., Palatine, Illinois 60067

Return to
Dukane Title Insurance Co
650 East Roosevelt Road
Suite 104
Glen Ellyn, Illinois 60137
0357310K
35f3

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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, street, highways, or alleys; 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 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 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 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.

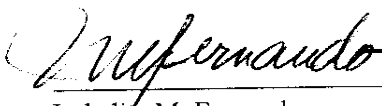
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earning, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 and sale on execution or otherwise.

In WITNESS WHEREOF, the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

Dated this 7th day of September, 2010


Rodolfo F. Fernando


Isabelita M. Fernando

Exempt under provision of Paragraph 2 Section 4
Real Estate Transfer Act

9-7-10

Date


Buyer, Seller, or Representative

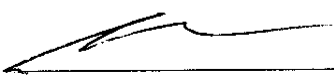
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STATE OF ILLINOIS
COUNTY OF Cook

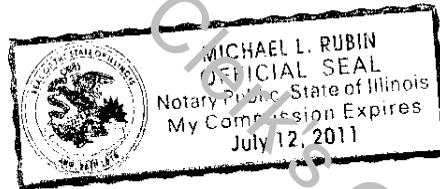
I, the undersigned, a Notary Public in and for Cook County, in the State of Illinois, DO HEREBY CERTIFY that **Rodolfo F. Fernando and Isabelita M. Fernando** are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered this 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 16th day of September, 2010.

My commission expires: 7-12-11



Notary Public



This instrument was prepared by: Rodolfo F. Fernando, 748 S. Warren Ave., Palatine, IL 60067

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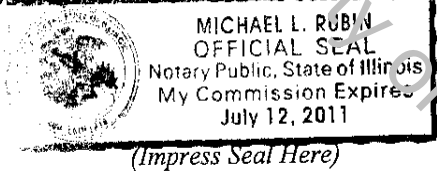
STATEMENT BY GRANTOR AND GRANTEE

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: 9-7-10

Signature: *Donna J. Christen*
Grantor or Agent

SUBSCRIBED and SWORN to before me on .



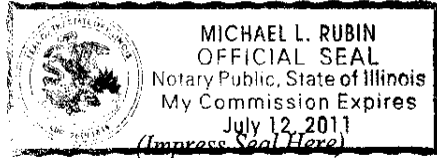
[Signature]
Notary Public

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: 9-7-10

Signature: *Donna J. Christen*
Grantee or Agent

SUBSCRIBED and SWORN to before me on .



[Signature]
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.]