



Doc#: 1028010035 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/07/2010 12:31 PM Pg: 1 of 4

DEED IN TRUST

Prepared By and Return To:
Bart A. Smith
Smith Rickert & Smith
8259 W Grand Ave
River Grove, IL 60171

THIS INDENTURE may this 19th day of October, 2009, between the **ROBERT T. JANIS and JANET R. JANIS**, husband and wife, whose address is 404 East Magnolia St., in the Village of Arlington Heights, County of Cook, State of Illinois 60005, **GRANTORS**, and **JANET R. JANIS**, not individually but as **Trustee of the Janet R. Janis Trust, UTA dated October 17, 2001, and restated UTA dated October 19, 2009**, and her all successors in interest, whose address is whose address is 404 East Magnolia St., in the Village of Arlington Heights, County of Cook, State of Illinois 60005.

WITNESSETH, that the **GRANTORS**, in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, have granted, bargained, and sold to **GRANTEE** and **GRANTEE's** successors and assigns forever, all interest in the following described land, situated, lying and being in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 307 IN THE **RIVERWALK BUILDING 1 CONDOMINIUMS** AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOT 1 IN WELLINGTON P.U.D., BEING A RESUBDIVISION IN SECTIONS 35 AND 36, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER **0427144112** TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS;

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF **PARKING SPACE P-2** AND **STORAGE SPACE S-2** AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM, AFORESAID, AS MAY BE AMENDED FROM TIME TO TIME.

PARCEL 3:

EASEMENTS FOR INGRESS AND EGRESS AS SET FORTH IN THE **DECLARATION OF COVENANTS, RESTRICTIONS EASEMENTS AND BY-LAWS FOR THE RIVERWALK MASTER ASSOCIATION RECORDED SEPTEMBER 27, 2004 AS DOCUMENT NUMBER 0427144110.**

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 2008 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL

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UNIT OWNERS AT CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMFNDEN FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPFRTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE **DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR RIVERWALK BUILDING 1 RECORDED AS DOCUMENT NUMBER 0427144111** AS AMENDED FROM TIME TO TIME AND THE DECLARATION OF CONDOMINIUM AFORESAID, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATIONS, AS AMENDED FROM TIME TO TIME FOR THE BENEFITS OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATIONS, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATIONS WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PROPERTY ADDRESS: 3400 WELLINGTON COURT, UNIT 307, ROLLING MEADOWS, IL 60008

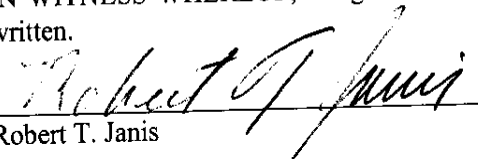
PERMANENT INDEX NUMBER(S): 02-36-105-030-0000; 02-36-105-031-0000 and 02-36-105-032-0000

TOGETHER WITH all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

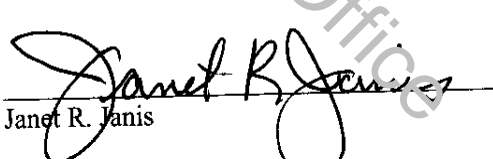
TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantors hereby covenant with said grantee that grantors are lawfully seized of said land in fee simple; that grantors have good right and lawful authority to sell and convey said land; that the grantors fully warrant the title to said land and will defend the same against all lawful claims of all persons claiming by, through or under grantors.

IN WITNESS WHEREOF, the grantors have hereunto set their hands and seals the day and year first above written.



Robert T. Janis



Janet R. Janis

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 T. JANIS, married to JANET R. JANIS, Grantors, 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 their free and voluntary, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, and they produced their ILLINOIS driver's license as identification.

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Given under my hand and notary seal, this 19th day of October, 2009



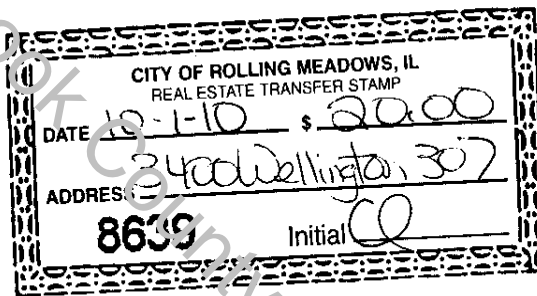
Bart A. Smith
Notary Public
Printed Name: BART A SMITH
Commission Expires: 9-1-13

Prepared By: Smith, Rickert & Smith, 8259 W Grand Ave., River Grove, IL 60171-1539
Tax Bill To: Janet R. Janis, 404 East Magnolia St., Arlington Heights, IL 60005
Return To: Smith, Rickert & Smith, 8259 W Grand Ave., River Grove, IL 60171-1539

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW,
35 ILCS 200/31-45(e) & COOK COUNTY ORDINANCE 93104, PAR. E.

Date: October 19, 2009.

Bart A. Smith
Bart A. Smith, Esq.



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

Dated: October 19, 2009

Signature: *Bart A. Smith*
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 19th day of October, 2009.

Bart A. Smith
Notary Public



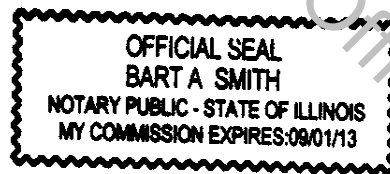
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporations or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: October 19, 2009

Signature: *Bart A. Smith*
Grantee or Agent

Subscribed and sworn to before me by said Grantee this 19th day of October, 2009.

Bart A. Smith
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 of a Class A misdemeanor for subsequent offenses.

Attach 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.