



Doc#: 1029155074 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/18/2010 03:22 PM Pg: 1 of 5

-Above Space for Recorder's Use-

## DEED IN TRUST

THE GRANTOR, VIRGINIA LIGAS, widow, of the Village of Arlington Heights, County of Cook, and State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS AND QUIT CLAIMS unto VIRGINIA LIGAS, TRUSTEE OF THE VIRGINIA LIGAS REVOCABLE LIVING TRUST dated August 16, 1999, as amended (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 in the County of Lake, State of Illinois, to wit:

PARCEL 1: UNIT 30-1517 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE ARLINGTON ON THE PONDS SOUTH CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION FILED AS DOCUMENT NUMBER LR-3626520, 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.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN DECLARATION FILED AS DOCUMENT NUMBER LR-3626519.

Real estate located at: 1517 Courtland, Arlington Heights, IL 60004  
Permanent Index Number: 03-21-100-027-1143

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.

# UNOFFICIAL COPY

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 thereof, and to re-subdivide 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 thereto; 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 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 delivery 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.

And the said grantor hereby expressly waives and releases 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 from sale on execution or otherwise.

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IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 28<sup>th</sup> day of September, 2010.

Virginia Ligas (Seal)  
VIRGINIA LIGAS

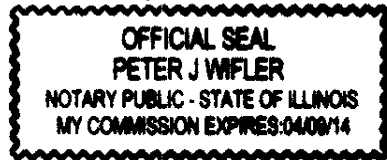
Exempt under Provision of Paragraph E, section 4, Real Estate Transfer Act.  
Date: September 28<sup>th</sup>, 2010

Peter J. Wifler  
Buyer, Seller, or Representative

STATE OF ILLINOIS     )  
  )  
COUNTY OF LAKE

The undersigned, a Notary Public in and for the County, in the State aforesaid, DOES HEREBY CERTIFY, that VIRGINIA LIGAS 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 as such trustee, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 28<sup>th</sup> day of September, 2010.

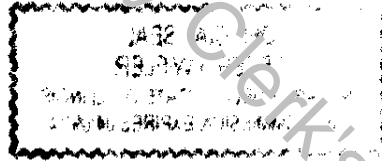


Peter J. Wifler  
Notary Public

NAME/ADDRESS OF GRANTEE:	Virginia Ligas, Trustee 1517 Courtland, Arlington Heights, IL 60004
NAME/ADDRESS OF TAXPAYER:	Virginia Ligas, Trustee 1517 Courtland, Arlington Heights, IL 60004
NAME/ADDRESS OF PERSON PREPARING DEED:	Salvi, Salvi & Wifler, P.C. 335 Chancery Lane Lake Zurich, IL 60047
MAIL TO:	Salvi, Salvi & Wifler, P.C. 335 Chancery Lane Lake Zurich, IL 60047

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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 of Assignment of Beneficial Interest in 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 Oct 1, 2010

Signature: \_\_\_\_\_

*Peter W. Miller*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent Peter W. Miller  
This 1st day of October, 2010.  
Notary Public Ann C. English



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

Date Oct 1, 2010

Signature: \_\_\_\_\_

*Peter W. Miller*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent Peter W. Miller  
This 1st day of October, 2010.  
Notary Public Ann C. English



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.)