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1032245044

DEED IN TRUST (ILLINOIS)

Exempt under § 4, ¶ (e), Ill. Real Estate
Transfer Act; § 6, ¶ E, Cook County
Transfer Tax Ordinance

Doc#: 1032245044 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/18/2010 01:37 PM Pg: 1 of 4

Marvin F. Metzger
Marvin F. Metzger

November 11, 2010

Above Space for Recorder's use only

The Grantors, John C. Franson and Karen A. Franson, husband and wife, of the County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, convey and quitclaim unto John C. Franson and Karen A. Franson, husband and wife, as co-trustees under the provisions of the Franson Revocable Trust dated the 30th day of December, 2005, and unto all and every successor or successors in trust under said trust agreement, all interest in the following described real estate situated in the County of Cook, State of Illinois, to-wit:

Lot 28 in Devonshire Woods Estates, being a subdivision in Section 8, Township 41 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded July 25, 2007, as Document No. 0720615092, in Cook County, Illinois.

PINs: (Underlying parcels) 06-08-101-004, 06-08-101-006, 06-08-200-003, 06-08-206-008

Common Address of Property: 1676 Pondview Drive, Hoffman Estates, Illinois 60192

TO HAVE AND TO HOLD 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 are hereby granted to said co-trustees to improve, manage, and protect said premises or any part thereof; to dedicate parks, streets, highways, or alleys; 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 co-trustees; 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, by leases to commence immediately or in the future, 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 exchange said property, or any part thereof, for other real or personal property; 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

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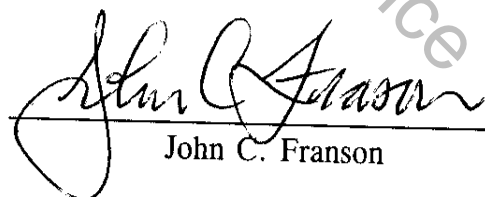
property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

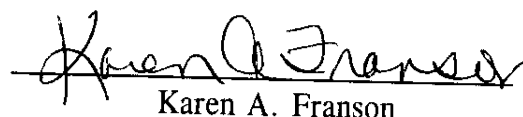
In no case shall any party dealing with said co-trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said co-trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or 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 co-trustees, 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 co-trustees 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; and (c) that said co-trustees were 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, hers, 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 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.

And the said grantors hereby expressly waive and release 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.

11 IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this day of November, 2010.

 (SEAL)
John C. Franson

 (SEAL)
Karen A. Franson

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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 John C. Franson and Karen A. Franson, husband and wife, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 11 day of November, 2010.



Marvin F. Metge
Notary Public

This instrument was prepared by:

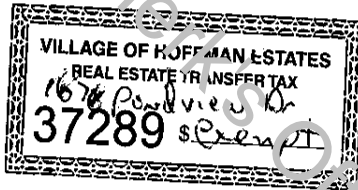
Marvin F. Metge
10 South Riverside Plaza, Suite 720
Chicago, IL 60606

Please send subsequent tax bills to:

John C. Franson and Karen A. Franson
1576 Pondview Drive
Hoffman Estates, IL 60192

Mail to:

Marvin F. Metge
Metge Spitzer
10 South Riverside Plaza, Suite 720
Chicago, IL 60606



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STATEMENT OF GRANTORS AND GRANTEES

The Grantors or their Agent affirm that, to the best of their knowledge, the names of the Grantees shown on the Deed or Assignment of Beneficial Interest in a land trust are either natural persons, 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: November 11, 2010

[Signature]
Grantor or Agent

Dated: 11/11/10

[Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Grantors this 11 day of November, 2010.

[Signature]
Notary Public



The Grantees or their Agent affirm and verify that the names of the Grantees shown on the Deed or Assignment of Beneficial Interest in a land trust are either natural persons, 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.

Dated: November 11, 2010

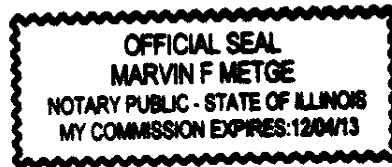
[Signature]
Grantee or Agent

Dated: 11/11/10

[Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Grantees this 11 day of November, 2010.

[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 of a Class A misdemeanor for subsequent offenses.