

# UNOFFICIAL COPY



## ILLINOIS STATUTORY DEED IN TRUST

Doc#: 1034255027 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/08/2010 12:25 PM Pg: 1 of 4

**MAIL TO:** Matthew X. Kelley  
KELLEY, KELLEY & KELLEY  
1535 W. Schaumburg Rd., Suite 204  
Schaumburg, IL 60194

**SEND SUBSEQUENT TAX BILLS TO**  
Shawn R. O'Keefe & Dawn R. O'Keefe Trustees  
5 Vandenberg Drive  
South Barrington, IL 60010

**THIS INDENTURE WITNESSETH**, that the GRANTORS, **SHAWN R. O'KEEFE and DAWN R. O'KEEFE**, husband and wife as Tenants by the Entirety, of the Village of South Barrington, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, hereby CONVEY and QUIT CLAIM unto **SHAWN R. O'KEEFE and DAWN R. O'KEEFE**, whose address is 5 Vandenberg Drive, South Barrington, Illinois, as Trustees under the terms and provisions of a certain Trust Agreement dated the 25th day of February, 2008, and any amendments thereto, and designated as the **DAWN R. O'KEEFE LIVING TRUST**, (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, or who may be legally appointed, the following described real estate in the County of Cook and State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

**PERMANENT TAX NUMBER:** 01-35-101-035-0000

**ADDRESS OF REAL ESTATE:** 5 Vandenberg Drive, South Barrington, IL 60010

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

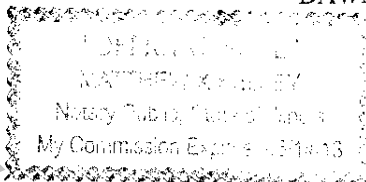
The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

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

Shawn R. O'Keefe (SEAL)  
SHAWN R. O'KEEFE

Dawn R. O'Keefe (SEAL)  
DAWN R. O'KEEFE,

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 SHAWN R. O'KEEFE and DAWN R. O'KEEFE, 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 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.

(Impress Seal Here)

Matthew X. Kelley  
Notary Public

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under 35 ILCS 200/31-45, Paragraph (e), Section 31-45 of said Act.

Shawn R. O'Keefe  
Buyer, Seller or Representative

Date: 11/11/2010, 2010

This instrument was prepared by:

Matthew X. Kelley  
KELLEY, KELLEY & KELLEY  
1535 West Schaumburg Road, Suite 204  
Schaumburg, Illinois 60194  
(847) 895-9151

Property of Cook County Clerk's Office

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## LEGAL DESCRIPTION

**5 VANDENBERGH DRIVE  
SOUTH BARRINGTON, ILLINOIS 60010**

**PERMANENT INDEX NO. 01-35-101-035-0000**

**PARCEL 1:**

LOT 117 IN THE GLEN OF SOUTH BARRINGTON UNIT NO. 7 AND RESUBDIVISION OF UNIT NO. 12, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND BEING A RESUBDIVISION OF PART OF LAKE ADALYN DRIVE IN THE GLEN OF SOUTH BARRINGTON UNIT NO. 12, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 14, 1997 AS DOCUMENT NO. 97256841, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

GRANT OF EASEMENT DATED APRIL 15, 1997 AND RECORDED APRIL 28, 1997 AS DOCUMENT NO. 97294398 MADE BY THE GLEN OF SOUTH BARRINGTON PROPERTY OWNER'S ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION AND ROSE PACKING COMPANY, INC. AND RIDGEWAY ENTERPRISES, INC., BOTH ILLINOIS CORPORATIONS AND WILLIAM R. ROSE INDIVIDUALLY AND AS TRUSTEE UNDER THE WILLIAM R. ROSE, DECLARATION OF TRUST DATED JUNE 10, 1987 AND RESTATED OCTOBER 30, 1994, FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PARTS OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN:

VACATED BLANCHARD CIRCLE, AS SAID STREET IS SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON UNIT 2 RECORDED FEBRUARY 11, 1982 AS DOCUMENT NO. 26142879;  
VACATED ROSE BOULDEVAR, AS SAID STREET IS SHOWN ON SAID PLAT ON THE GLEN OF SOUTH BARRINGTON UNIT 2, AND ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON RECORDED APRIL 7, 1978 AS DOCUMENT NO. 24393998;  
ROSE BOULEVARD, A PRIVATE ROAD, AS SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON UNIT 3, RECORDED OCTOBER 1986 AS DOCUMENT NO. 86509907 AND UNIT 11, RECORDED JULY 10, 1987 AS DOCUMENT NO. 87381220;  
COREY DRIVE, AS SAID PRIVATE ROAD IS SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON UNIT 3;  
VACATED GREGORY LANE, AS SAID STREET IS SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON;  
VACATED LAKE ADALYN DRIVE, AS SAID STREET IS SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON;  
LAKE ADALYN DRIVE, A PRIVATE ROAD SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON UNIT 6, RECORDED OCTOBER 11, 1985 AS DOCUMENT NO. 85232441;  
LAKE ADALYN DRIVE, A PRIVATE ROAD SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON UNIT 12, RECORDED APRIL 8, 1988 AS DOCUMENT NO. 88147730;  
AMBROSE LANE, A PRIVATE ROAD SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON UNIT 6, RECORDED OCTOBER 11, 1985 AS DOCUMENT NO. 85232441;  
CREET LANE, (NOW KNOWN AS WESCOTT DRIVE), A PRIVATE ROAD SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON UNIT 5, RECORDED JULY 10, 1987 AS DOCUMENT NO. 87381219;  
TENNIS CLUB DRIVE (NOW KNOWN AS WESCOTT DRIVE), A PRIVATE ROAD SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON UNIT 5; MCGLASHEN ROAD, A PRIVATE ROAD SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON UNIT 11;  
WESCOTT DRIVE, A PRIVATE ROAD SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON UNIT 4, RECORDED APRIL 8, 1988 AS DOCUMENT NO. 88147729;  
LAKE ADALYN DRIVE AND VANDENBERGH DRIVE, PRIVATE ROADS SHOWN ON THE PLAT OF THE GLEN OF SOUTH BARRINGTON UNIT 7 AND RESUBDIVISION OF UNIT 12, RECORDED APRIL 14, 1997 AS DOCUMENT NO. 97256641;

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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.

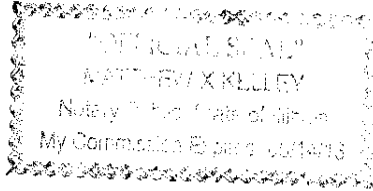
Dated: \_\_\_\_\_

Signature

*[Handwritten Signature]*  
\_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said grantor/agent the date above written.

\_\_\_\_\_  
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.

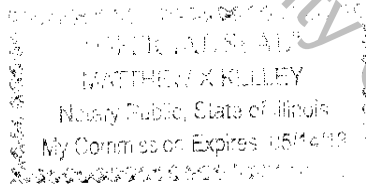
Dated: \_\_\_\_\_

Signature

*[Handwritten Signature]*  
\_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said grantee/agent the date above written.

\_\_\_\_\_  
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.)