

# UNOFFICIAL COPY

**This instrument prepared by:**

John T. Clery  
1111 Plaza Drive Suite 580  
Schaumburg, IL 60173

**Mail future tax bills to:**

Helmut Paul Letzel and Trudy Ehrentraud Letzel  
740 Creekside Drive, Unit 307  
Mt. Prospect, IL 60056

**Mail this recorded instrument to:**

Kashyap Trivedi, Esq.  
1345 Wiley Rd #112  
Schaumburg, IL 60173



Doc#: 1034733151 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/13/2010 01:58 PM Pg: 1 of 2

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## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, George Mascio, of the City of Bloomingdale, State of Illinois, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, conveys and warrants unto an undivided 50% to the Helmut Paul Letzel Trust dated January 26, 1995 and an undivided 50% to the Trudy Ehrentraud Letzel Trust dated Januray 26, 1995 as Trustee under a trust agreement dated the day of, and known as Trust Number the following described real estate in the County of COOK and State of Illinois, to wit:

Parcel 1: Unit Number 307D in Creekside at Old Orchard Condominiums, as delineated on a Survey of the following described tract of land: Part of Lots 1 and 2 in Old Orchard Country Club Subdivision, being a Subdivision of part of the Northwest 1/4 of Section 27 and part of the East 1/2 of the Northeast 1/4 of Section 28 both in Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 96261584, as amended from time to time; together with its undivided percentage interest in the common elements in Cook County, Illinois.

Parcel 2: Easement for ingress and egress in favor of Parcel 1 created by Declaration recorded as Document 96261584, as amended from time to time and by Deed recorded as Document ~.

Parcel 3: The exclusive right to the use of Parking Space P-50 and Storage Space S-50 as delineated on Survey attached to Declaration recorded as 96261584.

Permanent Index Number(s): 03-27-100-092-1177

Property Address: 740 Creekside Drive, Unit 307, Mt. Prospect, IL 60056

SEARCHED INDEXED  
SERIALIZED FILED  
DEC 13 2010  
COOK COUNTY CLERK'S OFFICE  
CHICAGO, ILLINOIS  
Attn: Search Department

together with the tenements and appurtenances thereunto belonging.

**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.

Full power and authority is hereby granted to said Trustee to improve, manage, protect, and subdivide said premises or any part thereof, to dedicate parks, streets, highways, or alleys and 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, to pledge or otherwise to 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 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

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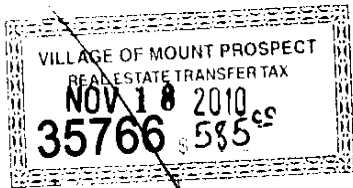
about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above 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, her, 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 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 from sale on execution or otherwise.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 22<sup>nd</sup> day of November, 2010.



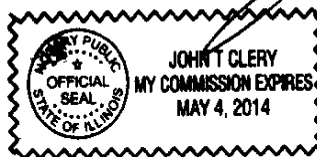
George Mascio  
George Mascio

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that George Mascio, 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 the said instruments 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 Notarial Seal this 22<sup>nd</sup> day of November, 2010.

[Signature]  
Notary Public

REAL ESTATE TRANSFER	11/22/2010
COOK	\$97.50
ILLINOIS:	\$195.00
TOTAL:	\$292.50



03-27-100-092-1177 | 20101101600342 | CV4257