## UNOFFICIAL



DEED IN TRUST (ILLINOIS)

THE GRANTOR

Annette Froehlich, a widow, of Mount Prospect, Illinois

Doc#: 1100431113 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/04/2011 04:01 PM Pg: 1 of 3

Above space for Recorder's Office Only

of the County of Cock and State of Illinois for and in consideration of the sum of Ten (\$10.00) and 00/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Calab to:

Sheryl Pantell, not individually, but as Trustee of THE ANNETTE FROEHLICH TRUST DATED THE 16<sup>TH</sup> DAY OF DECEMBER, 2010.

and to any and all successors as Trustee ppo nted under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 91 IN SURETY'S BONNIE PARK, A SUDD'VISIONOF LOT 2, IN OEHLERKING'S DIVISION OF PART OF SECTION 12, TOWNSHIP 41 NORTH, RANCE 11, FAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PROSPECT, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON MAY 11, 1956 AS DOCUMENT #1669522.

Permanent Real Estate Index Number(s): 08-12-425-008-0000 Address(es) of real estate: 615 South Edward Street, Mount Prospect, Illinois 60056

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, streets, 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 inquire 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 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 instrument is executed by a successor or

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
DEC 2 8 2010
35864 EXEMPT

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL ESTATE TRANSFER TAX ACT. 12/16/2010 Rosama Aslayan

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successors in trust, that he or they were duly appointed and are fully invested into 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 person 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, FRANK PANTELL is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be bir.oing upon their heirs, legal representatives and assigns.	
If the title to gay of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note 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.	
DATED this 16th day of December, 2010	
PLEASE Annelle Trockhel (SEAL)	(SEAL)
PRINT OR Annette Froehlich TYPE NAMES BELOW (SEAL)	(SEAL)
SIGNATURE(S)	<i>G</i> .
State of Illinois, County of Cook ss. I, the undersigned, a Notary Fubric in and for said County, in the State of	
aforesaid, DO HEREBY CERTIFY that personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they have signed, sealed and delivered the said instrument as their free an 1 columntary 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	
This instrument was prepared by: James A. Marino, 5521 N. Cumberland Ave., Suite 1109, Chicago, Illinois 60656	
MAIL TO: James A. Marino 5521 N. Cumberland Avenue, #1109 Chicago, IL 60656	SEND SUBSEQUENT TAX BILLS TO: Annette Froehlich 615 South Edward Street Mount Prospect, Illinois 60056
OR	

Recorder's Office Box No.\_\_\_\_

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## STATEMENT OF 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, other entity recognized as a person and authorized to do business or acquire title to real estate ender the laws of the State of Illinois.

Dated December 10,2010 Signature Rosouria Albayau

Grantor or Agent

Subscribed and Sworn to before

me this Way of December ,201

Mandalone Wilmiec Notary Public Official Seal Magdalena Niemiec Notary Public State of Illinois My Commission Expires 08/02/2011

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 December 16, 2010 Signature Botarra Athayar Grantee or Agent

Subscribed and Sworn to before

me this 10 day of December, 2010.

Mandalba Wymec Notary Public Official Seal Magdalena Niemlec Notary Public State of Illinois My Commission Expires 08/02/2011