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DEED IN TRUST - WARRANTY

Doc#: 1107531071 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2011 02:15 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH that the Grantor, DONNA POWERS for and in consideration of Ten and no/100 (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants unto DONNA POWERS, Trustee under the Donna Powers Family Trust dated October 17, 2009, the following described real estate in the County of Cook and State of Illinois, to wit:

Unit Number 1-4-70-R-B-2 in the Arlington Club Condominium as delineated on the survey of a portion of the following described real estate: The final Plats of the Arlington Club Unit 1, Unit 2 and Unit 3, being subdivision of the part of the East half of the Southwest quarter and part of the Southeast quarter of Section 4, Township 42 North, Range 11, East of the Third Principal Meridian, in the Village of Wheeling, Cook County, Illinois, according to the plats and certification of corrections thereto, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership made by the American National Bank and Trust company of Chicago, a United States corporation, not personally, but as Trustee under the provisions of a Trust Agreement dated April 11, 1985 and known as Trust Number 64050 recorded in the Office of the recorder of Deeds, Cook County, Illinois on June 17, 1986 as Document Number 86245994, together with the described in said Declaration of Condominium, as amended from time to time, excepting the units as defined and set forth in the Declaration and change in accordance with amended declarations as same are filed of record pursuant to said Declaration, and together with additional common elements forth on such amended declarations, which percentages shall automatically be deemed to be conveyed effective on the recording of such amended declarations as though conveyed hereby, in cook County, Illinois.

Commonly known as 1606 Brittany Ct #2B, Wheeling, Illinois 60090
PIN: 03-04-302-037-1100

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.

In no case shall any party dealing with said 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 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 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 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; c) that said Trustees were duly authorized and empowered to

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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 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.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 2 day of November, 2009.

Donna Powers (SEAL)
DONNA POWERS

THIS TRANSACTION IS FOR LESS THAN \$100 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

11.2.09
Date

Craig A. Janas
Buyer, Seller or Representative

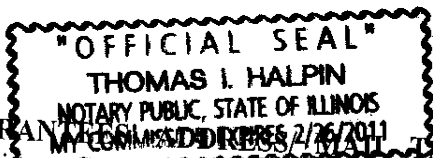
STATE OF ILLINOIS)

COUNTY OF COOK)

) SS

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DONNA POWERS, 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, 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 2nd day of November, 2009.



Thomas I. Halpin
Notary Public

GRANTOR'S ADDRESS: DONNA POWERS 1606
Bridgeway Ct #2B Wheeling, Illinois 60090 TAX BILLS/RETURN TO: DONNA POWERS 1606

THIS INSTRUMENT PREPARED BY: Attorney Craig A. Janas, 20 Wood Oaks Drive, South Barrington, Illinois 60010

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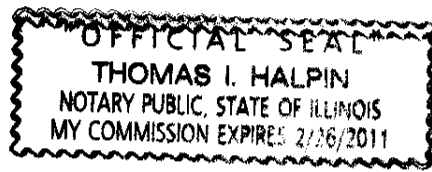
STATEMENT BY GRANTOR AND GRANTEE

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 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 11-2, 2009

Signature: Donna Powers
Grantor or Agent

Subscribed and sworn to before me
by the said Donna Powers
this 2 of Nov.



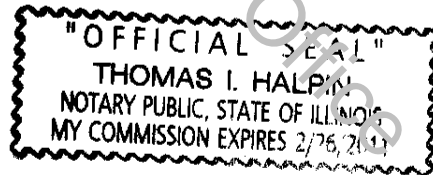
Notary Public Thomas I. Halpin

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 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 11-2, 2009

Signature: Donna Powers
Grantee or Agent

Subscribed and sworn to before me
by the said Donna Powers
this 2 of Nov.



Notary Public Thomas I. Halpin

NOTE: Any person who knowingly submits false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A 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.)

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**2 COMMUNITY BLVD
Wheeling, Illinois 60090
(847) 459-2600 • Fax (847) 459-9692**

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 1606 BRITTANY CT UNIT #2B has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: *Carol Tress*
Name: Carol Tress
Title: Utility Billing and Revenue Collection Coordinator
Date: 3/8/2011

Property of Cook County Clerk's Office