

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

Mail Recorded Deed To:

Robert A. Motel, Esq.
4433 W. Touhy Ave., Suite 465
Lincolnwood, IL 60712

Mail Subsequent Tax Bills To:

Muriel Velen
1275 E. Baldwin Lane, Unit 202
Palatine, IL 60074



Doc#: 1117150004 Fee: \$44.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/20/2011 08:22 AM Pg: 1 of 4

THE GRANTOR, **MURIEL VELEN**, an unmarried woman, of the Village of Palatine, County of Cook and State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid,

CONVEYS and **WARRANTS** unto **MURIEL VELEN**, as Trustee under the provisions of a trust agreement dated the 20th day of March, 1995, and known as **THE MURIEL VELEN FAMILY TRUST AGREEMENT**, (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, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/51-45 sub par. E

Date: ~~April~~ ^{MAY} 16, 2011

Sign: Muriel Velen

Permanent Real Estate Index Number (PIN): 02-12-200-092-1013

Address of Real Estate: 1275 E. Baldwin Lane, Unit 202, Palatine, IL 60074

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often 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, pledge or otherwise 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 in 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 to 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 real or personal property; to grant easements or charges of any kind; 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 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.

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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 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 or their predecessor in trust.

The interest of each and every beneficiary hereunder and all of 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any all right or benefit under and by virtue of any all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seal this 16th day of MAY April, 2011.

MURIEL VELEN
MURIEL VELEN

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that

MURIEL VELEN, is 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.

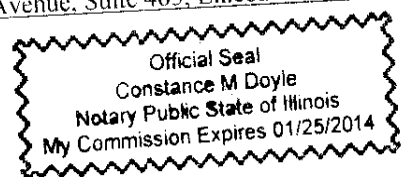
Given under my hand and official seal, this 16th day of MAY April, 2011.

Commission expires: 01/25/2014

Constance M. Doyle
NOTARY PUBLIC

This instrument was prepared by: Robert A. Motel, 4433 W. Touhy Avenue, Suite 465, Lincolnwood, IL 60712

USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE



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EXHIBIT A

Unit No. 202 in San Tropai Condominium Building
Two as delineated on a survey of the following described
real estate:

That part of the South 780 feet, as measured at right angles to the South line thereof, of the North West quarter of the North East quarter of Section 12, Township 42 North, Range 10, East of the Third Principal Meridian, described as follows: Commencing at the South West corner of said North West quarter of the North East quarter; thence East along the South line of said North West quarter of the North East quarter, 757.17 feet (the South line of said North West quarter of the North East quarter being assumed as running due East and West for this legal description); thence North 134 feet to a point for a point of beginning of the parcel of land herein described; thence South 77 feet; thence West 88 feet; thence South 13.4 feet; thence West 217.17 feet; thence North 77 feet; thence East 123 feet; thence North 71.40 feet; thence East 59.17 feet; thence South 58 feet; thence East 123 feet to the point of beginning, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 24917327 together with its undivided percentage interest in the common elements.

Permanent Real Estate Index Number (PIN): 02-12-200-092-1013

Address of Real Estate: 1275 E. Baldwin Lane, Unit 202, Palatine, IL 60074

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EUGENE "GENE" MOORE
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

GRANTOR/GRANTEE STATEMENT

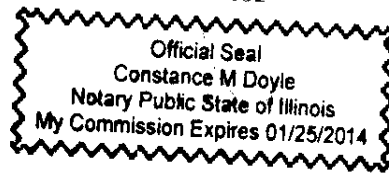
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: ^{MAY} April 16, 2011

Signature: Muriel Veler
Grantor

Subscribed and Sworn to before me
this 16th day of ^{MAY} April, 2011
Notary Public

Constance M. Doyle



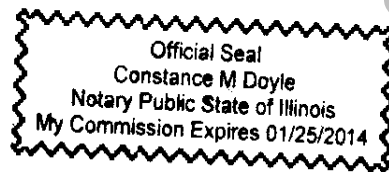
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: ^{MAY} April 16, 2011

Signature: Muriel Veler
Grantee

Subscribed and Sworn to before me
this 16th day of ^{MAY} April, 2011
Notary Public

Constance M. Doyle



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.)