

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.



Doc#: 1126329011 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/20/2011 10:51 AM Pg: 1 of 4

THE GRANTOR(s) David H. Sarsam and Gloria A. Sarsam, his wife,  
of the County of Cook and State of Illinois

for and in consideration of Ten

DOLLARS, and other good and valuable considerations in hand paid,  
Convey and (~~WARRANT~~ / QUIT CLAIM unto  
David H. Sarsam, 1600 Cypress Court, Hoffman Estates, IL 60169 as Trustee,  
under the provisions of a trust agreement dated the 9TH day of September,  
2011 and known as the David H. Sarsam Declaration of Trust Number One  
(hereinafter referred to as "Said Trustee" regardless of the number of trustees)  
an undivided one-half interest;

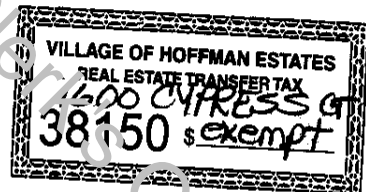
and unto Gloria A. Sarsam, 1600 Cypress Court, Hoffman Estates, IL 60169  
as Trustee under the provisions of a trust agreement dated the 9TH day of  
September, 2011, and known as the Gloria A. Sarsam Declaration of Trust  
Number One (hereinafter referred to as "Said Trustee," regardless of the number  
of trustees,) an undivided one-half interest

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 LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

Permanent Real Estate Index Number(s) : 07-08-300-297

Property Address: 1600 Cypress Court, Hoffman Estates, IL 60169



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, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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, 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 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 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.

UNOFFICIAL COPY

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any other 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 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.

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.

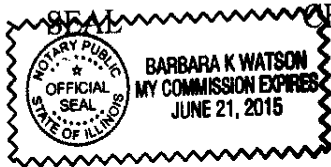
In Witness Whereof, the grantor S aforesaid haVE hereunto set T HEIR handS and seals this 9TH day of SEPTEMBER, 2011.

David H. Sarsam (Seal)  
DAVID H. SARSAM

Gloria A. Sarsam (Seal)  
GLORIA A. SARSAM

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 DAVID H. SARSAM and GLORIA A. SARSAM, his wife 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 9TH day of September, 2011

My commission expires June 21, 2015.

Barbara K. Watson  
NOTARY PUBLIC

This instrument was prepared by Barbara K. Watson, 1505 W. Golf Rd, Mt., Prospect, IL 60056  
(Name and Address)

Exempt unde4r provisions of Paragraph E, Section 4, Real Estate Transfer Act

Date Sept 9, 2011 David H. Sarsam

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE  
MAIL TO:

Barbara K. Watson  
1505 W. Golf Road  
Mt. Prospect, IL 60056

SEND SUBSEQUENT TAX BILLS TO:

David H. & Gloria A. Sarsam  
1600 Cypress Court  
Hoffman Estates, IL 60169

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

1600 Cypress Court, Hoffman Estates, IL 60169  
PIN 07-08-300-297-0000

## Parcel 1

That part of lot 37 in Poplar Creek Club Homes Unit 4, described as follows:  
Commencing at the most westerly corner of said Lot 37; thence North 38 degrees 11 minutes 55 seconds East along the Northwesterly line of said Lot 37, a distance of 6.76 feet; thence South 51 degrees 48 minutes 05 seconds East, a distance of 14.66 feet to an exterior corner of a concrete foundation; thence along the exterior of said foundation wall the following courses and distances; North 38 degrees 12 minutes 22 seconds East, a distance of 15.05 feet; thence North 51 degrees 47 minutes 38 seconds West, a distance of 1.69 feet; thence North 38 degrees 12 minutes 22 seconds East, a distance of 6.05 feet; thence South 51 degrees 47 minutes 38 seconds East, a distance of 1.69 feet; thence North 38 degrees 12 minutes 22 seconds East, a distance of 15.75 feet to an exterior corner of said foundation for the point of beginning; thence along the exterior surface of said foundation, the following courses and distances; North 51 degrees 47 minutes 38 seconds West, a distance of 1.54 feet; thence North 38 degrees 12 minutes 22 seconds East, a distance of 5.01 feet; thence South 51 degrees 47 minutes 38 seconds East, a distance of 1.68 feet; thence North 38 degrees 12 minutes 22 seconds East, a distance of 22.60 feet, to an exterior corner of said foundation; thence North 38 degrees 12 minutes 22 seconds East, along the prolongation of the last described course, a distance of 0.51 feet, to a point of intersection with the centerline of the common foundation wall between parcels 1600 and 1598; thence South 51 degrees 38 minutes 05 seconds East, along the centerline of said common wall, a distance of 32.02 feet, to a point of intersection with the Southwesterly extension of a part of the Southeasterly exterior surface of said foundation; thence North 38 degrees 13 minutes 45 seconds West, along said Southwesterly extension, a distance of 0.29 feet, to an exterior corner of said foundation; thence along the exterior surface of said foundation wall, the following courses and distances; South 51 degrees 46 minutes 15 seconds East, a distance of 12.39 feet; thence North 38 degrees 13 minutes 45 seconds East, a distance of 0.30 feet; thence South 51 degrees 46 minutes 15 seconds East, a distance of 3.83 feet; thence South 38 degrees 13 minutes 45 seconds West, a distance of 21.42 feet; thence North 51 degrees 46 minutes 15 seconds West, a distance of 4.09 feet; thence North 38 degrees 13 minutes 45 seconds East, a distance of 0.31 feet; thence North 51 degrees 46 minutes 15 seconds West, a distance of 12.09 feet; thence South 38 degrees 13 minutes 42 seconds West, a distance of 6.64 feet to an exterior corner of said foundation; thence South 38 degrees 13 minutes 42 seconds West, along the prolongation of the last described course, a distance of 0.51 feet to a point of intersection with centerline of the common foundation wall, between parcels 1602 and 1600; thence North 51 degrees 37 minutes 03 seconds West along said centerline a distance of 32.14 feet to the point of intersection with the Northeasterly extension of a part of the Northwesterly exterior surface of said foundation; thence South 38 degrees 12 minutes 22 seconds West, along said Northwesterly extension, a distance of 0.46 feet to the point of beginning, being a subdivision of part of the South West 1/4 of Section 8, Township 41 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded June 7, 1985 as document 85052239, in Cook County, Illinois

## Parcel 2:

Easement for the benefit of Parcel 1 for ingress and egress over the property described in Exhibit "B" attached to the Declaration of party wall rights, covenants, conditions, restrictions and easements recorded November 14, 1984 as Document 27336477, and any amendments thereto

# UNOFFICIAL COPY

## ATTORNEYS' TITLE GUARANTY FUND, INC.

### STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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 and hold title to real estate under the laws of the State of Illinois.

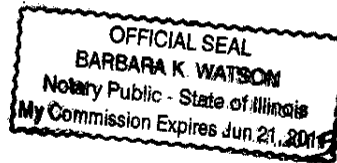
Dated SEPT 9, 2011

David H. Lawson  
Signature of Grantor or Agent

Subscribed and sworn to before me this

9TH day of SEPT, 2011  
Day Month Year

Barbara K. Watson  
Notary Public



The grantee or the grantee's 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 SEPT 9, 2011

David H. Lawson  
Signature of Grantee or Agent

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and sworn to before me this

9TH day of SEPT, 2011  
Day Month Year

Barbara K. Watson  
Notary Public

