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DEED IN TRUST



Doc#: 1127250051 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/29/2011 03:56 PM Pg: 1 of 5

(The space above for Recorder's use only.)

THE GRAN TOR GWEN R. KUKLA, a single person, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey and Quit Claim to

GWEN R. KUKLA as trustee of the Gwen R. Kukla Revocable Trust, dated April 16, 2003 (hereinafter referred to as "trustee" regardless of the number of trustees)

and to all and every successor or successors in trust under the trust agreement the following described real estate in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Street address: 1056 Deerpath Court #1B, Wheeling, Illinois 60090
Real estate index number: 03-03-100-054-1107

TO HAVE AND TO HOLD said premises with the appurtenances on the trust and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said premises 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the premises or any part thereof; to lease said premises or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 premises, or any part thereof, for other real or personal premises; 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 the premises or any part thereof; and to deal with the premises 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to said premises shall be conclusive evidence in favor of every person relying upon or

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PROPERTY ADDRESS: 1056 DEERPATH
UNIT 1B
WHEELING, IL 60090

LEGAL DESCRIPTION:

PARCEL 1: UNIT 1-5-18-L-B-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LEXINGTON COMMONS COACH HOUSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24759209 AS AMENDED FROM TIME TO TIME IN THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2: PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT G1-5-18-8-1 APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE AFORESAID DECLARATION, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NO.: 03-03-100-054-1107

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claiming under any such conveyance, lease, or other instrument, (a) that at the time of the delivery thereof the trust created by this deed and by the trust agreement was in full force and effect; (b) that such conveyance, lease or other instrument was executed in accordance with the terms, conditions, and limitations contained in this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 the real estate, and such interest is declared to be personal premises, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

The 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.

The grantor has signed this deed on September 28, 2011.

Gwen R. Kukla
GWEN R. KUKLA

STATE OF ILLINOIS) ss
COOK COUNTY)

I am a notary public for the County and State above. I certify that GWEN R. KUKLA, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he/she signed and delivered the instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: September 28, 2011

Eric G. Matlin
Notary Public



Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E

Eric G. Matlin, Attorney September 28, 2011

Name and address of Grantee (and send future tax bills to):
Gwen R. Kukla, Trustee
1182 Middlebury Lane, Wheeling, Illinois 60090

This deed was prepared by (and upon Recordation, mail to):
Matlin & Associates, P.C., Attorney and Counselors at Law
500 Skokie Boulevard, Suite 350
Northbrook, Illinois 60062 (847) 770-6600

This deed was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the premises that is described in this deed.

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STATEMENT BY GRANTOR AND GRANTEE

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

Dated September 28, 2011 Signature: _____

Grantor or Agent

State of Illinois) SS
County of Cook)

Subscribed and sworn to before me
this 28th day of September, 2011.

Notary Public _____



The grantee or his/her 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 title to real estate under the laws of the State of Illinois.

Dated September 28, 2011 Signature: _____

Grantee or Agent

State of Illinois) SS
County of Cook)

Subscribed and sworn to before me
this 28th day of September, 2011.

Notary Public _____



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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 1056 DEERPATH UNIT 1B PIN NO 03-03-100-054-1107 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: _____

Name: Carol TressTitle: Utility Billing and Revenue Collection CoordinatorDate: 9/28/2011