

# UNOFFICIAL COPY

**DEED IN TRUST  
(ILLINOIS)**

Mail and send subsequent tax bills to



**GRANTEES  
KAREN BONAR  
49 STANTON CT., #1A  
SCHAUMBURG, IL 60194**

**Doc#: 1201757279 Fee: \$44.00**  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/17/2012 01:03 PM Pg: 1 of 4

**THE GRANTOR(S)  
SAM A. SPARACINO,  
A widower  
49 STANTON CT., #1A  
SCHAUMBURG, IL 60194**

of the County of COOK State of Illinois of for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to **KAREN BONAR as Trustee under the terms and provisions of a certain Trust Agreement dated DECEMBER 22, 2011 and designated as the SPARACINO FAMILY REVOCABLE LIVING TRUST DATED DECEMBER 22, 2011 retaining a Life Estate for the Grantor SAM A. SPARACINO, a widower, who reserves to himself the exclusive possession, use, and enjoyment of the rents, issues, and profits of the above-granted premises for and during the natural lifetime of SAM A. SPARACINO the Grantor, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:**

**SEE ATTACHED LEGAL DESCRIPTION**

Address(es) of real estate: **49 STANTON CT., #1A, SCHAUMBURG, IL 60194**

Pin No.: **07-22-402-045-1245**

Exempt under Provisions of Paragraph E Of the Property Tax Code

Date: 12/22/11

Buyer Seller or Representative: *Sam A. Sparacino*

This Deed was prepared without benefit of title examination or opinion at the request of the parties hereto. No Warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the property which is described in this Deed.

**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. © 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.

# UNOFFICIAL COPY

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 enquire 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 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 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 binding upon their heirs, legal representatives and assigns.

If the title to any 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.

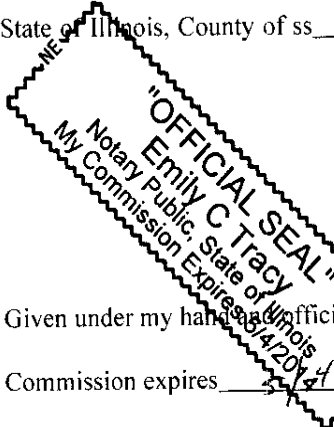
DATED this 22<sup>nd</sup> day of December, 2019

PLEASE  
(SEAL)  
PRINT OR  
TYPE NAME(S)  
BELOW  
(SEAL)  
SIGNATURE(S)

SAM A. SPARACINO (SEAL)  
*SAM A. SPARACINO*

\_\_\_\_\_  
(SEAL)

State of Illinois, County of ss. Will ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that SAM A. SPARACINO, a widower, 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 he signed, sealed and delivered the said instrument as his 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 22<sup>nd</sup> day of December, 2019

Commission expires 1/1 2021  
*Emily C. Tracy*  
NOTARY PUBLIC

# UNOFFICIAL COPY

UNIT 1-9-33-L-A-1 TOGETHER WITH A PERPETUAL AND EXCLUSIVE EASEMENT IN AND TO GARAGE UNIT G1-9-33-L-A-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LEXINGTON VILLAGE COACH HOUSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24383272, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 22, AND THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 assignment of beneficial interest in 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 12/22/11, 20\_\_\_\_ Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before  
Me by the said agent  
this 22<sup>nd</sup> day of December,  
20 11.

Emily C Tracy  
NOTARY PUBLIC

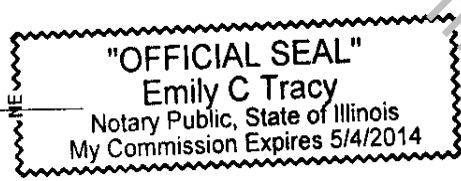


The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or 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.

Date 12/22/11, 20\_\_\_\_ Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before  
Me by the said agent  
This 22<sup>nd</sup> day of December,  
20 11.

Emily C Tracy  
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)