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DEED IN TRUST



Doc#: 1202534024 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/25/2012 09:10 AM Pg: 1 of 4

THE GRANTOR(S) Katherine S. Maka
Sylvester B. Biegala Wife and hus
band

901 Middleton Drive, Inverness IL
60010-6136

Of the County of Cook

And State of Illinois

For and in consideration of

TEN and NO/100 (\$10.00) Dollars,

(Above Space for Recorder's Use Only)

and other good and valuable considerations in hand paid, Convey^s and (WARRANT s /QUIT CLAIM)* unto

COMMUNITY SAVINGS BANK, an Illinois Corporation, 4801 W. Belmont Avenue, Chicago, Illinois 60641

(NAME AND ADDRESS OF GRANTEE)

as Trustee under the provisions of a trust agreement dated the 23 day of September 2008

and known as Trust Number LT2274 (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:

Please see attached legal description

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 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 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 anytime or times hereafter.

(over)

Affix "Riders" or Revenue Stamps Here

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Exhibit A

Property located in the City of Inverness, Cook County, State of Illinois:

Unit 40

The Estates at Inverness Ridge Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 1, in the Estates of Inverness Ridge—Unit 1, being a subdivision of part of the West half of Section 24, Township 42, North, Range 9 East of the Third Principal Meridian, according to the plat thereof recorded April 11, 2001 as document no 00101292526; which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership recorded October 2, 2002 as document no. 0021080525, as amended from time to time with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Property of Cook County Clerk's Office

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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 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.

And the said grantor S hereby expressly waive --- and release --- 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 S aforesaid has hereunto set their hand s and seal --- this 16th Day of January, 20 12

[Signature] (Seal) [Signature] (Seal)
Katherine S Maka Cook Sylvester B. Biegala
State of Illinois, County of _____ ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Katherine S, Maka and Sylvester B. Biegala wife and husband

Personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that t hey signed, sealed and delivered the said instrument as the i 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 January, 2012
Commission expires 2012
OFFICIAL SEAL
PAOLA BOGORGUETA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/15/14
[Signature]
Notary Public

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO: { COMMUNITY SAVINGS BANK
NAME
4801 W. Belmont Ave.
ADDRESS
Chicago, IL 60641-4330
CITY, STATE, ZIP
OR RECORDER'S OFFICE BOX NO. **BOX 331**

ADDRESS OF PROPERTY:
901 Middleton Drive
Inverness, IL 60010-6136
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Katherine Maka
901 Middleton Drive
NAME
Inverness, IL ADDRESS 60010-6136

DOCUMENT NUMBER

Prepared by:



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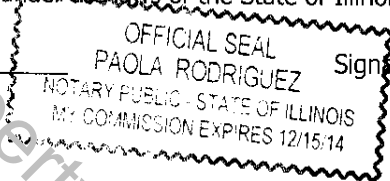
First American

First American Title Insurance Company
27775 Diehl Road
Warrenville, IL 60555

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 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.

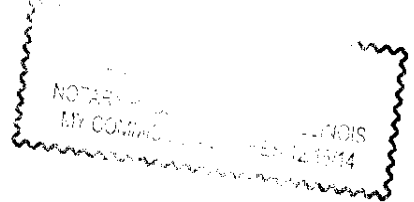
Dated JAN 16, 2012



Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said KATHERINE S MAKA affiant
this 16TH day of JANUARY, 2012

Notary Public [Handwritten Signature]



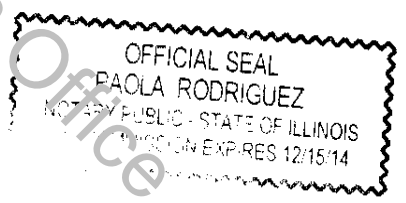
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 JAN 16TH 2012

Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said ANTHONY NPANZICA affiant
this 16TH day of JANUARY, 2012

Notary Public [Handwritten Signature]



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