



Doc#: 1202616035 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/28/2012 11:49 AM Pg: 1 of 5

DEED IN TRUST

THE GRANTOR: Gregory C. Smith married to Arlynn J. Fernandez now known as Arlynn F. Smith, husband and wife, 307 S. Lancelot Lane, Palatine, IL 60067, in consideration of the sum of **Ten Dollars (\$10.00)**, and other good and valuable consideration, the receipt of which is hereby acknowledged,

hereby convey and quit claim to Gregory C. Smith and Arlynn F. Smith, husband and wife, as **Co-Trustees** under the terms and provisions of a certain **Trust Agreement dated July 12, 2011**, and designated as **The Gregory C and Arlynn F. Smith Family Trust**, of which Gregory C. Smith and Arlynn F. Smith are the primary beneficiaries, said beneficial interest to be held as **tenancy by the entirety**, and to any and all successors a Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LEGAL DESCRIPTION:

See attached Exhibit A

PERMANENT INDEX NUMBER (PIN): 02-24-103-044-1062

ADDRESS(ES) OF REAL ESTATE: 307 S. Lancelot Lane, Palatine, IL 60067

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to grant to such successor or successors in trust all the powers vested in the Trustee; (c) 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.

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 compiled 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 so 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 with the title, estate, rights, powers and duties of the

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preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons 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 Co-Trustee herein named, to act, or upon his or her 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 is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in 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.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Gregory C. Smith DATED this 13 day of JANUARY, 2012 *af*

Please Print
or type
names(s)
below
Signature

GREGORY C. SMITH
Gregory C. Smith

(SEAL)
(SEAL)

Arlyne J. Fernandez
Arlyne J. Fernandez
Arlyne F. Smith
n/a Arlyne F. Smith

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State of State of Illinois)
) ss.
County of COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gregory C. Smith and Arlynn J. Fernandez nka Arlynn F. Smith, husband and wife, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE



Given under my hand and official seal, this 13th day of January, 2012 go
Commission expires June 28, 2012

Jacquelyn Pasha
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

Chamberlin Law Group
1200 Harger Road
Suite 209
Oak Brook, IL 60523-1816

This transaction is exempt under the provisions of Paragraph e, Section 4, of the Real Estate Transfer Tax Act.

Date: 1/24/12

Agent: [Signature]

MAIL TO:

Chamberlin Law Group
1200 Harger Road, Suite 209
Oak Brook, Illinois 60523-1816

SEND SUBSEQUENT TAX BILLS TO:

Gregory and Arlynn Smith, Grantees
307 S. Lancelot Lane
Palatine, IL 60067

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EXHIBIT A

PROPERTY ADDRESS: 307 SOUTH LANCELOT LANE
PALATINE, IL 60000

LEGAL DESCRIPTION:

UNIT 6-018/0323 IN COVENTRY PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
CERTAIN LOTS IN COVENTRY PARK UNIT 1, (PHASE 1 AND 2) BEING A SUBDIVISION OF THE PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 27, 1994, AS DOCUMENT NUMBER 04074188, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NO.: 02-24-203-044-1062

County of Cook County Clerk's Office

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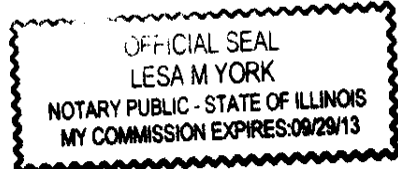
STATEMENT BY GRANTOR AND GRANTEE

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 1/24, 2012

Signature: [Handwritten Signature] - agent
Grantor or Agent

Subscribed and sworn to before me
By the said Jill Setz
This 24, day of January, 2012
Notary Public Lesa M York



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 title to real estate under the laws of the State of Illinois.

Date 1/24, 2012

Signature: [Handwritten Signature] - agent
Grantee or Agent

Subscribed and sworn to before me
By the said Jill Setz
This 24, day of January, 2012
Notary Public Lesa M York



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.)