

# UNOFFICIAL COPY



Doc#: 1208246042 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/22/2012 03:53 PM Pg: 1 of 5

## DEED IN TRUST

THE GRANTOR, MICHAEL E. LEGITTINO, married to KIMBERLY S. LEGITTINO, of the City of Bartlett, County of DuPage, State of Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONVEY and QUITCLAIM as follows:

To KIMBERLY S. LEGITTINO, as Trustee of the KIMBERLY S. LEGITTINO Revocable Trust Dated November 8, 2010, 1360 Beacon Lane, Bartlett, Illinois 60103 in the following described Real Estate situated in the County of Cook, State of Illinois to wit:

**SEE ATTACHED EXHIBIT A**

The remaining fifty percent (50%) tenants in common interest in the Real Estate shall remain with Jon G. Legittino.

### ***THIS IS NOT HOMESTEAD PROPERTY***

subject to Real Estate taxes for 2011 and subsequent years; covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property, existing mortgages made by Grantors, if any.

Permanent Index Number (PIN): 06-35-400-111-1025

Address of Real Estate: 346 Wilmington Drive, Unit A1, Bartlett, IL 60103

TO HAVE AND TO HOLD the said premises with all appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real estate as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either

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with or without consideration, to convey said real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time in possession or reversion, by leases to commence in praesenti or 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 real estate, 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 at out or easement appurtenant to said real estate or any part thereof, and to deal with said real estate and 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.

In no case shall any party dealing with said trustee or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee or any successor in trust, be obliged to see to the application of any purchase money, rent 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 authority, 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 (including the Recorder of Deeds of the aforesaid County) 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 such 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 grantors hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 12 day of December, 2011

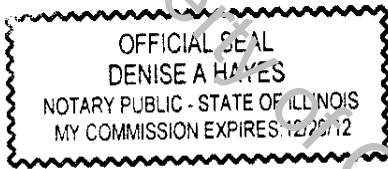
  
 \_\_\_\_\_  
 MICHAEL E. LEGITTINO

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State of Illinois )  
 ) ss.  
County of DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MICHAEL E. LEGITTINO, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, he 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.

Given under my hand and official seal this 12 day of December, 2011.

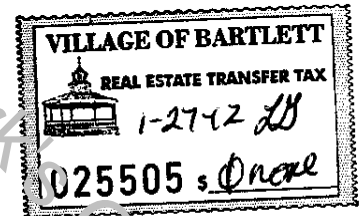


Denise A. Hayes  
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
12 SECTION 31-45,  
REAL ESTATE TRANSFER TAX LAW

DATE: 12.12.11

Michael Legittino  
Signature of Buyer, Seller or Representative



This instrument was prepared by:  
Daniel G. Coman  
Coman & Anderson, P.C.  
~~2525 Cabot Drive, Suite 300~~  
Lisle, Illinois 60532

*650 Warrenville Rd,  
Suite 500*

Mail to:  
Daniel G. Coman  
Coman & Anderson, P.C.  
~~2525 Cabot Drive, Suite 300~~  
Lisle, Illinois 60532

*650  
Warrenville  
Rd.  
Suite 500*

Send subsequent tax bills to:  
Michael and Kimberly Legittino  
1360 Beacon Lane  
Bartlett, Illinois 60103

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## EXHIBIT 'A' Legal Description

### Parcel 1:

Unit 43-A-1-1, together with its undivided percentage interest in the common elements, in Hearthwood Farms Condominium, Phase VII, as delineated and defined in the Declaration recorded as Document 90620369, as amended from time to time, in the Southeast 1/4 of Section 35, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois.

### Parcel 2:

The exclusive right to the use of Garage Space G-43-A-1-1, a limited common element, as delineated on the survey attached to the Declaration aforesaid recorded as Document 90620369.

### Parcel 3:

Easement appurtenant to and for the benefit of Parcel 1 for ingress and egress, as set forth and established by the Declaration of Covenants, Conditions and Restrictions recorded as Document 26083806, as amended from time to time.

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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.

Date: 3/16/12

Signature: *Daniel G. Coman*  
Daniel G. Coman, Agent

SUBSCRIBED AND SWORN TO before

me this 16 day of March, 2011.

*Amy M. Schad*  
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 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: 3/16/12

Signature: *Daniel G. Coman*  
Daniel G. Coman, Agent

SUBSCRIBED AND SWORN TO before

me this 16 day of March, 2011.

*Amy M. Schad*  
Notary Public



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 a Class A misdemeanor for subsequent offenses.

**THIS TRANSACTION IS EXEMPT UNDER 35 ILCS 200/31-45 (e) OF THE ILLINOIS REAL ESTATE TRANSFER ACT.**