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Doc#: 1210129004 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/10/2012 08:24 AM Pg: 1 of 4

DEED IN TRUST (ILLINOIS)

THE GRANTOR, BEVERLY M. KOLLER, of the County of Cook and State of Illinois for and in consideration of TEN AND NO CENTS (\$10.00) DOLLARS and other good and valuable consideration in hand paid, Conveys and Warrant the following described real estate in the County of Cook and State of Illinois, to wit:

SEE ATTACHED

Permanent Real Estate Index Number: 02-24-105-023-1060

Address of real estate: 945 E. Kenilworth, Unit 306, Palatine, Illinois 60067

Unto:

**Beverly M. Koller, as Trustee under provisions of a trust agreement titled
THE BEVERLY M. KOLLER TRUST DATED JULY 15, 2011.**

(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.

Exempt under the provisions of 35 ILCS 200/31-45(e), the Illinois Real Estate Transfer Tax Act.

Date: 2/15/2012 Agent: Beverly M. Koller

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, street, 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 the present or in the 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 99 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 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 any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any

Deed in Trust -- 945 E. Kenilworth, Unit 306, Palatine, IL 60067

Beverly M. Koller

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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 trust, 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 grantors 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 aforesaid, has hereunto set his/her hand and seal this 15 day of February, 2012.

Beverly M. Koller
Beverly M. Koller

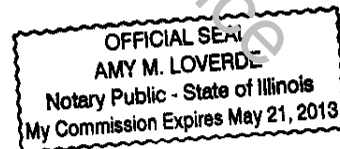
State of Illinois, County of Lake

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Beverly M. Koller**, 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 he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purpose therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15 day of February, 2012

Amy M. Loverde
NOTARY PUBLIC

[SEAL]



Commission Expires: 5-21-13

This instrument was prepared by The Law Office of Vito P. LoVerde, 729 Saddlewood Drive, Wauconda, Illinois 60084

SEND SUBSEQUENT TAX BILLS TO: Beverly M. Koller
1602 N. Haddow Avenue
Arlington Heights, Illinois 60004

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LEGAL DESCRIPTION

945 E. Kenilworth, Unit 302, Palatine, Illinois 60067

PIN: 02-24-105-023-1060

Unit 302 as delineated on the survey of the following described parcel of real estate (hereinafter referred to as "parcel"):

Lots 6 and 7 taken as a tract, except therefrom that part lying southerly of the following described line: commencing at the south east corner of said lot 6, thence north 1 degrees 57 minutes 45 seconds east along the east line of lot 6 for a distance of 10 feet for a point of beginning thence south 75 degrees 00 minutes west 145.00 feet, thence south 65 degrees 20 minutes 03 seconds west for 68.00 feet to the south west corner of said lot 6, also excepting therefrom that part thereof lying within the ingress and egress easement as shown on the plat of Willow Creek Apartment addition (being a resubdivision of part of Willow Creek, a subdivision of part of section 24, township 42 north, range 10 east of the third principal meridian, according to the plat thereof recorded in the office of the Registrar of Titles of Cook County, Illinois on December 28, 1970, as document No.: 2536651, all in Cook County, Illinois, which survey is attached as exhibit "A" to undivided .86504 per cent interest in said parcel (excepting from said parcel all the property and space comprising all the units thereof as defined and set forth in said declaration and survey) in Cook County, Illinois, also

Parcel 2: Easements for the benefit of parcel 1 as follows: (A) Easement for ingress and egress as shown on the plat of Willow Creek Apartment addition filed December 28, 1970 as document no.: LR 2536651 (B) reciprocal easement for the ingress and egress as created by the declaration of easements dated June 25, 1973 and filed July 3, 1973, as document no.: LR 2702046, all in Cook County, Illinois.

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STATEMENT OF GRANTOR AND GRANTEE

Regarding Property Address: 945 E. Kenilworth, Unit 306, Palatine, Illinois 60067

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 to 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: March 31, 2012

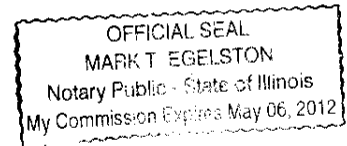
Grantor or Agent Signature: Beverly M Koller

Print Name of Grantor or Agent: Beverly M. Koller

Subscribed and sworn to before me by the Said Grantor [SEAL]

This 31, day of March, 2012

Notary Public Signature: Mark Egelston



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.

Dated: March 31, 2012

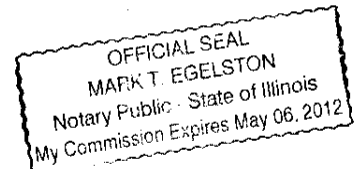
Grantee or Agent Signature: Beverly M Koller

Print Name of Grantee or Agent: Beverly M. Koller

Subscribed and sworn to before me by the Said Grantee [SEAL]

This 31, day of March, 2012

Notary Public Signature: Mark Egelston



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.

Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provision of Section 4 of the Illinois Real Estate Transfer Tax Act.