

UNOFFICIAL COPY



TRUSTEE'S DEED INTO TRUST

Doc#: 1212934056 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/08/2012 10:14 AM Pg: 1 of 5

TAXES TO GRANTEE:

Richard A. Soukup
Linda J. Soukup
1526 S. Harvard Avenue
Arlington Heights, IL 60005

PREPARED BY:

Richard D. Larson, P.C.
Attorney at Law
111 East Elm St., P.O. Box 323
Sycamore, IL 60178-0323

THIS INDENTURE made this 17th day of April, 2012, between **American Midwest Bank f/k/a America United Bank & Trust Company f/k/a First Bank of Schaumburg, as Trustee under the trust agreement dated September 25, 1989 known as Land Trust Agreement Number 89-1082**, of the City of Schaumburg, County of Cook, State of Illinois, party of the first part, and **Richard A. Soukup**, of 1526 S. Harvard Avenue, Arlington Heights, Illinois 60005, or his successors in trust, **as trustee of the Richard A. Soukup Declaration of Trust dated February 7, 2012**, and any amendments thereto, an undivided one-half (1/2) interest, and unto **Linda J. Soukup** of 1526 S. Harvard Avenue, Arlington Heights, Illinois 60005, or her successors in trust, **as trustee of the Linda J. Soukup Declaration of Trust dated February 7, 2012**, and any amendments thereto, an undivided one-half (1/2) interest, to be held not as Tenants in Common or as Joint Tenants, but as **TENANTS BY THE ENTIRETY**, parties of the second part;

WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable consideration, in hand paid, **CONVEYS** and **QUITCLAIMS** to the said parties of the second part, the following described real estate to-wit:

LOT 47 IN SURREY RIDGE WEST UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 8, AND THE WEST 1/2 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.

Commonly known as: 1526 S. Harvard Avenue, Arlington Heights, IL 60005
PIN: 08-09-310-026-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

CO 4
D 5
S M
M M
GC 4
E 7
INT 9 HL

UNOFFICIAL COPY

SUBJECT TO:

1. General real estate taxes for the year 2011, and subsequent years;
2. Easements, restrictions, conditions and covenants of record; and building lines.

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 re-subdivide 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 present or in 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 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 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 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

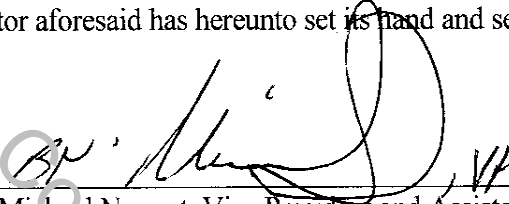
UNOFFICIAL COPY

with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

This instrument is executed and delivered by the Trustee, solely in the exercise of the powers conferred upon it as such Trustee under said agreement and no personal liability or personal responsibility is assumed by, nor shall at any time be asserted or enforced against it, on account hereof, or on account of any covenant, undertaking, representation, warranty or agreement herein contained, either expressed or implied, all such personal liability, if any, being hereby expressly waived and released by the parties hereto or holder hereof, and by all persons claiming by or through or under said parties or holder hereof.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set its hand and seal the day and year first above written.



Michael Nawrot, Vice President and Assistant Trust Officer of American Midwest Bank, as Trustee under Trust Agreement Dated September 25, 1989 and known as Trust No. 89-1082

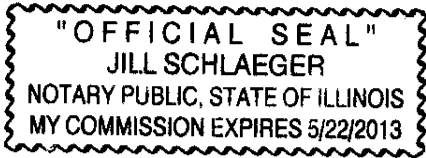
STATE OF ILLINOIS)
) ss.
 COUNTY OF DEKALB)

I, the undersigned, a Notary Public in, and for said County and State aforesaid, DO HEREBY CERTIFY, that **Michael Nawrot, Vice President and Assistant Trust Officer of American Midwest Bank, as Trustee under Trust Agreement Dated September 25, 1989 and known as Trust No. 89-1082**, 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

UNOFFICIAL COPY

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 notarial seal, this 17th day of April, 2012.



Jill Schlaeger
Notary Public

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

April 17, 2012
Date

Robert J. Ross attorney
Buyer, Seller or Representative

MAIL TO:

LAW OFFICES OF ROBERT J. ROSS
1622 W. Colonial Pkwy.
Suite 201
Inverness, IL 60067-4795

Prepared by:
Richard D. Larson, P.C.
Attorney at Law
111 East Elm Street, P.O. Box 323
Sycamore, Illinois 60178-0323
Telephone: (815) 899-9571

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

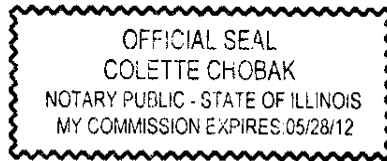
The grantor or her agent affirms that, to the best of her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: February 7, 2012

Signature: Linda J. Soukup
Linda J. Soukup, Grantor

SUBSCRIBED and sworn to before me by the said Grantor this 7th day of February, 2012.

Colette Chobak
Notary Public



The grantees or their agent affirms that, to the best of their knowledge, the name of the grantees 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.

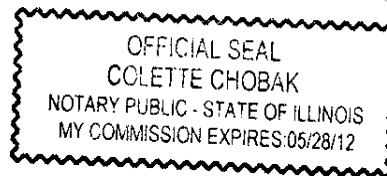
Dated: February 7, 2012

Signature: Richard A. Soukup
Richard A. Soukup as Trustee of the Richard A. Soukup Declaration of Trust dated February 7, 2012, Grantee

Signature: Linda J. Soukup
Linda J. Soukup as Trustee of the Linda J. Soukup Declaration of Trust dated February 7, 2012, Grantee

SUBSCRIBED and sworn to before me by the said Grantees this 7th day of February, 2012.

Colette Chobak
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 of a Class A misdemeanor for subsequent offenses.