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TRUSTEE'S DEED IN TRUST (ILLINOIS)



Doc#: 1216626082 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/14/2012 11:42 AM Pg: 1 of 3

MAIL TO: 1/1

Laura DiAndrea-Iversen
Attorney at Law
111 W. Washington St., Suite 1240
Chicago, IL 60602

NAME & ADDRESS OF TAXPAYER:

Anthony Dzierzak
720 Creekside Drive, Unit 204
Mt. Prospect, IL 60056

120601601200

THIS INDENTURE, made this 29th day of May, 2012, between **LOUIS C. LEONE**, as trustee under Trust Agreement dated November 13, 2006, and known as the Louis C. Leone Declaration of Trust, grantor, for and in consideration of Ten & no/100 Dollars, and other good and valuable considerations, in hand paid, and in pursuance of the power and authority vested in the grantor as said trustee, **CONVEYS and WARRANTS** unto: **ANTHONY DZIERZAK and JADWIGA DZIERZAK**, as trustees of the Dzierzak Living Trust dated June 1, 2006, 1400 Barberry Lane, Mount Prospect, Illinois (hereinafter referred to as "said trustee," regardless of the number of trustees), grantees, 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:

PARCEL 1: Unit 204B together with its undivided percentage interest in the common elements in Creekside at Old Orchard Condominium, as delineated and defined in the Declaration recorded as Document No. 96-261584, as amended from time to time, in the Northwest 1/4 of Section 27 and the Northeast 1/4 of Section 28, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: Easement for ingress and egress in favor of Parcel 1 created by the aforesaid Declaration recorded as Document No. 96-261584.

PARCEL 3: The exclusive right to the use of parking space P42B and storage space S42B, limited common elements, as delineated on the survey attached to the Declaration recorded as Document No. 96-261584.

A. GF, INC.

Permanent Real Estate Index Number: 03-27-100-092-1064

Address of Real Estate: 720 Creekside Drive, Unit 204, Mount Prospect, IL 60056

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.

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Full power and authority is 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 another trustee or to a successor or successor 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 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 cases made and provided.

