

# UNOFFICIAL COPY



1218849008

**DEED IN TRUST**

**(WARRANTY)**

Doc#: 1218849008 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/06/2012 09:19 AM Pg: 1 of 4

The **GRANTOR**, Clarke C. Robinson, a widowed man, 110 South Dunton Avenue, Unit 2L, Arlington Heights, Illinois 60005, for and in consideration of Ten and No Dollars (\$10.00), in hand paid, **CONVEYS** and **WARRANTS** to Clarke C. Robinson, not personally but in his capacity as Trustee of the Clarke C. Robinson Revocable Trust, dated December 21, 1995, and to each and every Successor Trustee(s), 110 South Dunton Avenue, Unit 2L, Arlington Heights, Illinois 60005, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Permanent Index Number (PIN): 03-32-101-042-1009  
Address(es) of Real Estate: 110 South Dunton Avenue, Unit 2L, Arlington Heights, Illinois 60005

Subject to: 2011 second installment general real estate taxes and subsequent years; Mortgage recorded March 22, 2010 as Document Number 1008115055 between Clarke C. Robinson and Lucia Beth Robinson, Mortgagors, and Bank of America as assignee of One Reverse Mortgage, LLC, Mortgagee; building and setback lines; covenants, conditions, restrictions and easements of record, if any.

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas and other minerals; easements, and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of said Trustee, or be obliged or privileged to inquire into any terms of said trust agreement; and every 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 on or claiming under any such conveyance, lease or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, her or their predecessor in trust.


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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.

Dated this 29th day of June, 2012

Clarke C. Robinson

This transaction is exempt from the provisions of the Real Estate Transfer Tax Law pursuant to 35 ILCS 200/51/45(e).

 \_\_\_\_\_  
Buyer, Seller or Representative Date 6/29/12

STATE OF ILLINOIS )  
  ) SS.  
COUNTY OF WINNEBAGO )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Clarke C. Robinson, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 29th day of June, 2012

  
\_\_\_\_\_  
Notary Public

My commission expires: October 3, 2012

This instrument was prepared by: Eric J. Miller, Esq.; Farwell, Farwell & Associates, P.C.; 2340 South Arlington Heights Road, Suite 202; Arlington Heights, Illinois 60005.

**MAIL TO:**  
Eric J. Miller, Esq.  
Farwell, Farwell & Associates, P.C.  
2340 South Arlington Heights Road, #202  
Arlington Heights, Illinois 60005

**SEND SUBSEQUENT TAX BILLS TO:**  
Clarke C. Robinson, Trustee  
110 S. Dunton Avenue, #2L  
Arlington Heights, Illinois 60005

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## EXHIBIT A

### Legal Description

UNIT 2L AS DELINEATED IN SURVEYS OF THE FOLLOWING DESCRIBED PARCELS OF REAL ESTATE:

**PARCEL 1:**

LOTS 2 AND 3 IN SIGWALT'S SUBDIVISION OF THE NORTH ½ OF THE WEST 15 ACRES OF THE NORTH 30 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE SOUTH 2 CHAINS OF THE NORTH 4.25 CHAINS OF THE EAST 2.50 CHAINS OF THE WEST 10 CHAINS OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEYS ARE ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, NOT PERSONALLY, BUT AS TRUSTEE UNDER TRUST NO. 39135, RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENTS NUMBER LR 2536499 TOGETHER WITH AN UNDIVIDED 3.4 PERCENT 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 SURVEYS) ALSO TOGETHER WITH AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN SAID DECLARATION AND SURVEYS FOR PARKING PURPOSES IN SAID DECLARATION AND SURVEYS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 03-32-101-042-1009

Property Commonly Known As: 110 South Dunton Avenue, Unit 2L  
Arlington Heights, Illinois 60005

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## GRANTOR/GRANTEE STATEMENT

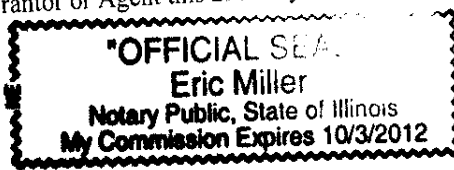
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: June 29, 2012

Signature: Clayton A. Robinson  
Grantor or Agent

Subscribed as sworn to before me by the said Grantor or Agent this 29th day of June, 2012.

[Signature]  
Notary Public



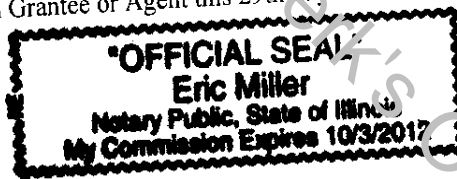
The Grantee or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: June 29, 2012

Signature: Clayton A. Robinson  
Grantee or Agent

Subscribed as sworn to before me by the said Grantee or Agent this 29th day of June, 2012.

[Signature]  
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.

**ATTACH TO DEED OR FACSIMILE ASSIGNMENT TO BE RECORDED IN COOK COUNTY, ILLINOIS, IF EXEMPT UNDER THE PROVISIONS OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX**