

# UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)



MAIL TO:

Doc#: 1222739051 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/14/2012 11:23 AM Pg: 1 of 5

John C. Haas  
Attorney at Law  
115 S. Emerson Street  
Mount Prospect, IL 60056-3245

NAME & ADDRESS OF TAXPAYER:

Dominick Carone  
Jean D. Carone  
1338 Old Bay Road  
McHenry, IL 60051

THE GRANTORS, **DOMINICK CARONE and JEAN CARONE, husband and wife**, of the City of McHenry, County of McHenry, State of Illinois, for and in consideration of Ten & no/100 Dollars, and other good and valuable considerations, in hand paid, CONVEY and WARRANT to: **DOMINICK CARONE and JEAN D. CARONE**, as Co-Trustees under the **CARONE FAMILY TRUST AGREEMENT** dated July 30, 2012, 1338 Old Bay Road, McHenry, Illinois 60051 (hereinafter referred to as "said trustee," regardless of the number of trustees), grantees,

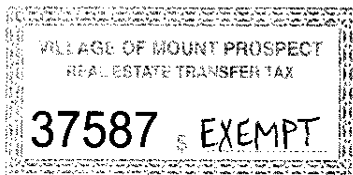
and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to-wit:

See legal description attached hereto and made a part hereof.

Permanent Real Estate Index Number: 08-14-401-071-1037

Address of Real Estate: 1101 Hunt Club Drive, Unit 207, Mount Prospect, Illinois 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.



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

11/30/12 Dominick Carone  
Date Grantor, Grantee or Agent

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

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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.

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.

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IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 30th day of July, 2012.

*Dominick Carone* (SEAL)  
**DOMINICK CARONE**

*Jean Carone* (SEAL)  
**JEAN CARONE**

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following persons, **DOMINICK CARONE and JEAN CARONE, husband and wife**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

WITNESS my hand and official seal this 30th day of July, 2012.



*John C Haas*  
Notary Public

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## LEGAL DESCRIPTION

PARCEL I: UNIT NUMBER 207 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THAT PART OF LOT 1 IN KENROY'S HUNTINGTON BEING A SUBDIVISION OF PART OF THE EAST  $\frac{1}{2}$  OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, COVENANTS AND RESTRICTIONS FOR CONDOMINIUMS OF HUNTINGTON COMMON APARTMENTS HOMES-SECTION NUMBER 1 CONDOMINIUM (HEREIN CALLED DECLARATION OF CHICAGO, NATIONAL BANKING ASSOCIATION, NOT PERSONALLY BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 1, 1972 AND KNOWN AS TRUST NUMBER 76663, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NUMBER 22511116, TOGETHER WITH AN UNDIVIDED .8376 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM AND SURVEY)

PARCEL II: EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM AND IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR THE CONDOMINIUMS OF HUNTINGTON COMMONS HOMEOWNERS' ASSOCIATION DATED SEPTEMBER 17, 1973 RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS ON OCTOBER 2, 1973 AS DOCUMENT NUMBER 22499659 (HEREIN CALLED DECLARATION OF EASEMENTS), AND PARTY OF THE FIRST PART RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE DECLARATION OF EASEMENTS FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

PARCEL III: EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN DECLARATION OF EASEMENT DATED FEBRUARY 11, 1971 AND RECORDED AND FILED FEBRUARY 19, 1971 AS DOCUMENT NUMBER 21401332 AND AS DOCUMENT LR2543467 MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBERS 33425, 35280, 19237 AND 28949 AND BY EASEMENT AGREEMENT AND GRANT DATED AUGUST 23, 1971 AND RECORDED AUGUST 24, 1971 AS DOCUMENT NUMBER 21595957 AND AS AMENDED BY AMENDMENT RECORDED MARCH 7, 1972 AS DOCUMENT NUMBER 21823994 MADE BY LA SALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST NUMBERS 42301 AND 28948 AND PARTY OF THE FIRST PART RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE AFORESAID DECLARATION OF EASEMENT FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

PROPERTY ADDRESS: 1101 Hunt Club Drive Unit 207, Mount Prospect, IL

PERMANENT TAX INDEX NUMBER: 08-14-401-071-1037

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## STATEMENT BY GRANTOR AND GRANTEE

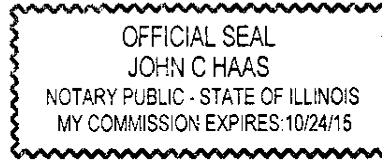
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated July 30, 2012

Signature:

*Dominick Carone*  
Grantor or Agent

Subscribed and sworn to before me  
by the said DOMINICK CARONE  
this 30th day of July, 2012.



*John C Haas*  
Notary Public

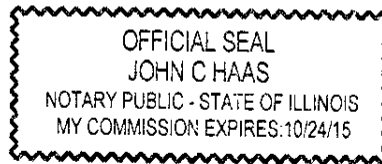
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated July 30, 2012

Signature:

*Dominick Carone*  
Grantee or Agent

Subscribed and sworn to before me  
by the said DOMINICK CARONE  
this 30th day of July, 2012.



*John C Haas*  
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.

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