



Doc#: 1222949020 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/16/2012 01:37 PM Pg: 1 of 5

## DEED IN TRUST

This Deed in Trust is executed this 16<sup>th</sup> day of August, 2012, by the First Parties, Grantors, Garry Mitsugu Toba (hereinafter "Garry M. Toba") and Debra Ann Toba (hereinafter "Debra A. Toba"), husband and wife, whose post office addresses are 4205 N. Highland Ave., Arlington Heights, IL 60004 (hereinafter the "Grantors"), of Cook County, Illinois and the Second Parties, Grantees, Garry M. Toba and Debra A. Toba as trustees of the Toba Family Revocable Living Trust, dated August 16<sup>th</sup>, 2012 of Cook County, Illinois, **such trust to hold for the benefit of Garry M. Toba and Debra A. Toba, husband and wife, as tenants by the entirety.** The Grantors, in consideration as set forth below, hereby acknowledge, convey and warrant to the Grantee, according to the terms of such trusts the property described below.

Witnesseth, that the first parties, individuals, for good consideration in the form of peace of mind and in furtherance of estate planning goals, and for the sum of ten dollars (\$10.00) paid by the second parties, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said second parties, grantor trusts, forever, all the right, title, interest and claim which the said first parties have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Cook, in the State of Illinois to wit:

**The real property tax identification number is: 03-06-222-012-0000**

**Property Common Address: 4205 N. Highland Ave., Arlington Heights, IL 60004**

**Legal Description of Property:** See attached Legal Description hereinafter referred to as "Exhibit A" and incorporated herein by this reference.

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**Mail future tax bills to:**  
Garry M. Toba  
4205 N. Highland Ave.  
Arlington Heights, IL 60004

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The Trustee or Trustees hereby declare that they have and hold said real estate and appurtenances thereto upon the trusts set forth in the Trust agreement for the following uses and subject to the following limitations:

1. **Beneficial Interest:** The interests of any beneficiary under the trust to the property shall consist solely of a power of direction to deal with the title to said property, and to manage and control said property as hereinafter provided, and the right to receive the proceeds from rental and from mortgages, sales or other disposition of said premises, and that such right in the avails of said property shall be deemed to be personal property, and may be assigned and transferred as such; that in case of the death of any beneficiary hereunder, during the existence of this trust, his or her right and interest hereunder shall, except as otherwise specifically provided, pass to his or her executor or administrator, and not to his or her heirs at law, and that no beneficiary now has, nor shall ever have, any right, title or interest in, or to any right, title or interest in any portion of said real estate as such, either legal or equitable, except as provided herein, but only shall have an interest in the earnings, avails and proceeds as aforesaid.
2. **Trustee Powers:** The Trustee may (a) manage, improve, divide or subdivide the trust property or any part thereof, (b) see on any terms, grant an option to purchase, contract to sell, convey with or without consideration, grant to a successor or successors in trust any or all of the title and estate of the trust and any powers vested in the trustee (c) mortgage, encumber or otherwise transfer the trust property or any interest therein, as security for advances or loans; (d) dedicate parks, streets, highways or alleys, and vacate any portion of the premises; or (e) lease and enter into leases for the whole or part of the premises from time to time, and renew or extend or modify any existing lease.
3. **Third Party Dealings:** Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see the application of the purchase money, loan proceeds, rental income, or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or she or they were duly appointed and are fully invested with the title, estate rights and powers and duties of the preceding trustee.

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4. **Recording:** The trust agreement shall not be placed on record in the Recorder's Office of the county in which the land is situated, or elsewhere. If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the laws of the State of Illinois in such case made and provided.

**Signatures:**

Signed and agreed on this 16<sup>th</sup> day of August, 2012, by the following persons;

Garry M. Toba  
Garry M. Toba, Grantor

Debra A. Toba  
Debra A. Toba, Grantor

Garry M. Toba  
Garry M. Toba, Trustee of the Toba Family revocable Living Trust, Grantee

Debra A. Toba  
Debra A. Toba, Trustee of the Toba Family revocable Living Trust, Grantee

**Witnesses:**

We, the undersigned, hereby certify that the above instrument, which consists of two sided pages, including the witness signatures, was signed in our sight and presence by the above persons as Grantor and Grantees. At the request of, and in the sight and presence of the above person, and in the sight and presence of each other, do hereby subscribe our names as witnesses on the date shown above.

Witness Signature: [Signature]  
Name: M. Palmer  
City: Alsip, Ill. State: Illinois

Witness Signature: [Signature]  
Name: Amy Beltran  
City: Streamwood State: Illinois

STATE OF ILLINOIS, COUNTY OF COOK, SS:

Grantor appeared before me, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the instrument and acknowledged to me that they executed the instrument in their authorized capacity as Grantor and Grantees, and that by their signatures on the instrument they executed the instrument. Witness my hand and official seal:

My commission expires on \_\_\_\_\_ [Signature]  
Notary Public



"Exempt under provisions of paragraph "e", section 31-45, property tax code, (25 ILCS 200/31-45)"

Date 8/16/12 Signed [Signature]

This instrument was prepared by Mildred V. Palmer, 3701 W. Algonquin Road, Suite 390, Rolling Meadows, IL 60008 without examination of title based on information provided by Grantors.

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**Exhibit A**  
**Legal Description**

LOT 548 IN TERRAMERE SUBDIVISION OF ARLINGTON HEIGHTS UNIT 3 BEING A SUBDIVISION OF THE NORTH ½ OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1983 AS DOCUMENT 26740728 IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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## Statement by Grantor and Grantee

The Grantor, or his and her agent affirms that, to the best of their knowledge, the name of Grantor 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, 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 this 16<sup>th</sup> day of August, 2012

Signed Garry M. Toba Garry M. Toba

Signed Debra A. Toba Debra A. Toba

Subscribed and sworn to before me by the grantors this 16<sup>th</sup> day of August, 2012

Affix seal here:



Joni Hessler  
Notary Public

The Grantee or his or her agent affirms that, to the best of their knowledge, the name of 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, 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.

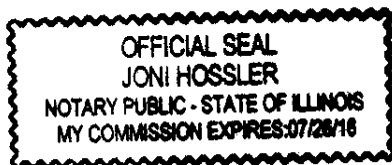
Dated this 16<sup>th</sup> day of August, 2012

Signed Garry M. Toba, trustee Garry M. Toba

Signed Debra A. Toba, trustee Debra A. Toba

Subscribed and sworn to before me by the grantees this 16<sup>th</sup> day of August, 2012.

Affix seal here:



Joni Hessler  
Notary Public