

UNOFFICIAL COPY



TRUSTEE'S DEED

Doc#: 1235655026 Fee: \$44.00
Karen A. Yarbrough RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 12/21/2012 11:59 AM Pg: 1 of 4

MAIL TO:

Gregory A. MacDonald
PLUYMERT, MACDONALD & HARGROVE, LTD.
701 Lee Street, Suite 645
Des Plaines, IL 60016

NAME & ADDRESS OF TAXPAYER:

PETER J. NAULT and DAVID A. Nault, Trustees
c/o: 129 Acacia Circle, Unit 106E
Indian Head Park, Illinois 60525

THIS INDENTURE made this November 16, 2012 between PETER J. NAULT, of 10518 Kenlauren Terrace, City/Village of Charlotte, in the County of Mecklenburg, in the State of North Carolina and DAVID A. NAULT, of 28 Myrtle Lane, City/Village of Streamwood, in the County Cook, in the State of Illinois, as Successor Trustees of the WILLIAM H. NAULT 1992 TRUST dated December 30, 1992, GRANTOR, and PETER J. NAULT, of 10518 Kenlauren Terrace, City/Village of Charlotte, in the County of Mecklenburg, in the State of North Carolina and DAVID A. NAULT, of 28 Myrtle Lane, City/Village of Streamwood, in the County Cook, in the State of Illinois, as Trustees, of the WILLIAM H. NAULT FAMILY TRUST, created under the WILLIAM H. NAULT 1992 TRUST dated December 30, 1992, (hereinafter referred to as "said trustee" regardless of the number of trustees), and unto each and every successor or successors in trust under said trust agreement, GRANTEE,

WITNESSETH, that GRANTOR, in consideration of the sum of Ten and 00/100 Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in GRANTOR as said Trustee, and of every other power and authority the GRANTOR hereunto enabling, does hereby convey and warrant, unto the GRANTEE, an undivided Fifty percent (50%) interest in and to the following described real estate, situated in the County of Cook, and State of Illinois, to wit:

PARCEL 1: Unit 106E together with its undivided percentage interest in the common elements in 127 Acacia Drive in Wilshire Green Condominium as delineated and defined in the Declaration recorded as Document Number 89551005, as amended from time to time, in the West ½ of the Northwest ¼ of Section 20, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2: Exclusive right to use and possession for parking purposes of that limited common element as delineated parking space(s) No. 38E and 39E, a limited common element as delineated on the survey attached as Exhibit "B" to the said Condominium Declaration, as amended and the right to the exclusive use and possession of those additional limited common elements as defined by the Condominium Declaration as amended which are contiguous to and serve the aforesaid unit exclusively.

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

11-16-12

Date

Grantor or Agent

Permanent Real Estate Index Number(s) 18-20-100-079-1055

Address(es) of Real Estate: 129 Acacia Circle, Unit 106E, Indian Head Park, Illinois 60525

216
4X
54

UNOFFICIAL COPY

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.

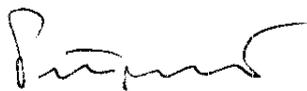
Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, 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 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 praesenti or futuro, 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 obligated 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 obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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, hers or their predecessor in trust.

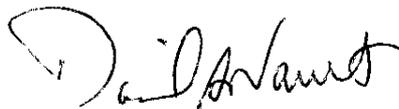
The interest of each and every beneficiary hereunder and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder 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.

Subject to real estate taxes not yet due and payable, covenants, conditions, and restrictions of record and building lines and easements as exist.

DATED this NOVEMBER 16, 2012.



PETER J. NAULT, as Successor Trustee
of the WILLIAM H. NAULT 1992 TRUST
dated December 30, 1992



DAVID A. NAULT, as Successor Trustee
of the WILLIAM H. NAULT 1992 TRUST
dated December 30, 1992

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that PETER J. NAULT and DAVID A. NAULT as Successor Trustees under the WILLIAM H. NAULT 1992 TRUST dated December 30, 1992, personally known to me to be the same persons whose name 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, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this November 16, 2012.



Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

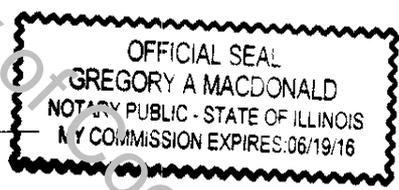
STATEMENT BY GRANTOR AND GRANTEE

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 11/16, 2012 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by said Peter Nault this _____ day of _____ 2012

[Signature]
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 _____, _____ Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by said David Nault this 16 day of November, 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 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.)