

UNOFFICIAL COPY



DEED IN TRUST

PREPARED BY AND MAIL
RECORDED DEED TO: ✓
Law Offices of Robert H. Glorch
616 N. North Court - Suite 160
Palatine, Illinois 60067

Doc#: 1309945011 Fee: \$44.25
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/09/2013 09:11 AM Pg: 1 of 3

SEND FUTURE TAX BILLS TO:
Robert J. Portschy and Karen S. Portschy,
as co-trustees UTA 3-15-2013 ✓
606 Groen Lane
Schaumburg, Illinois 60193

THE GRANTOR, ~~KAREN S. PORTSCHY~~ married to **ROBERT J. PORTSCHY**, of the County of Cook and State of Illinois for and in consideration of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and QUIT CLAIMS unto **ROBERT J. PORTSCHY and KAREN S. PORTSCHY as co-trustees of THE PORTSCHY DECLARATION OF TRUST DATED MARCH 15, 2013**, of 606 Groen Lane, Schaumburg, Illinois 60193 (hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said declaration of trust, the following described real estate in the County of Cook and State of Illinois, **to-wit:** Unit No. G1-10-39-R-C-1 together with a perpetual and exclusive easement in and to Garage Unit No. G1-10-39-R-C-1 as delineated on a Survey of a parcel of land being a part of the East Half of the Southeast Quarter of Section 22, Township 41 North, Range 10 East of the Third Principal Meridian (hereinafter referred to a "Development Parcel") which survey is attached as Exhibit A to Declaration of Condominium made by Central National Bank in Chicago, as Trustee under Trust Agreement dated June 1st, 1977 and known as Trust Number 22502, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 24383272 and as set forth in the amendments thereto, together with a percentage of the common elements appurtenant to said Units as set forth in said Declaration and in accordance with amended Declarations, and together with additional common elements as such Amended Declarations are filed of record, in the percentages set forth in such Amended Declarations which percentages shall automatically be deemed to be conveyed effective on the recording of such Amended Declarations as though conveyed hereby. Trustee also hereby grants to Grantee and Grantee's successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the aforementioned Declaration as amended and Trustee reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number: 07-22-402-045-1297 ✓
Address of real estate: 76 Margate Court-Unit C1, Schaumburg, Illinois 60193 ✓



TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said declaration of trust set forth.

Full power and authority are 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 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 the present or in the 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

S yes
P 3/4/4
S ✓
M yes
S yes
E NO
INT R

Handwritten signatures and initials
S R S E E
me

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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 declaration of trust; 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 declaration of trust 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 declaration of trust 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.

And the said grantor hereby expressly waives and releases 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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 15th day of March, 2013.

Karen S. Portschy
KAREN S. PORTSCHY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Karen S. Portschy married to Robert J. Portschy, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 15th day of March, 2013.

"OFFICIAL SEAL"
KRISTINE A. GUINDON
Kristine A. Guindon
Notary Public, State of Illinois
Notary Public Commission Expires 11/13/13

Exempt under CH. 35 ILCS Section 200/31-45 paragraph (e) and Cook County Ord. paragraph e.

Dated: March 15, 2013 ✓

Signed: *Robert H. Glorch*
Robert H. Glorch, attorney at law

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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: March 15, 2013

Signature: *Robert H. Glorch*
Robert H. Glorch, Agent

Subscribed and Sworn to before me
by the said Robert H. Glorch, Agent
this 15th day of March, 2013

Kristine A. Guindon
Notary Public

"OFFICIAL SEAL"
KRISTINE A. GUINDON
Notary Public, State of Illinois
My Commission Expires 11/13/13

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: March 15, 2013

Signature: *Robert H. Glorch*
Robert H. Glorch, Agent

Subscribed and Sworn to before me
by the said Robert H. Glorch, Agent
this 15th day of March, 2013

Kristine A. Guindon
Notary Public

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KRISTINE A. GUINDON
Notary Public, State of Illinois
My Commission Expires 11/13/13

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.)