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## DEED IN TRUST STATUTORY (ILLINOIS)

Doc#: 1315150083 Fee: \$44.00  
RHSP Fee: \$10.00 Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/31/2013 03:58 PM Pg: 1 of 4

**THIS INDENTURE WITNESSETH**, that **THE GRANTORS**, John W. Saldanha and Rita P. Saldanha, husband and wife, of the Village of South Barrington, County of Cook, State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,

**CONVEY AND QUIT CLAIM** an undivided one-half (1/2) interest in and to the following described property unto John W. Saldanha, of 31 Forest Lane, South Barrington, Illinois, not individually, but as Trustee under the **John W. Saldanha Estate Trust dated March 24, 2004**, and to the Trustees' successors, **and** an undivided one-half (1/2) interest in and to the following described property unto Rita P. Saldanha, of 31 Forest Lane, South Barrington, Illinois, not individually, but as Trustee under the **Rita P. Saldanha Estate Trust dated March 24, 2004**, and to the Trustees' successors, to be held not as joint tenants nor as tenants in common, but as tenants by the entirety. The John W. Saldanha Estate Trust dated March 24, 2004 and the Rita P. Saldanha Estate Trust dated March 24, 2004 are both revocable inter vivos trusts created for estate planning purposes by settlors, namely, John W. Saldanha and Rita P. Saldanha, who are husband and wife and the husband and wife are the primary beneficiaries of one or both of the trusts so created. 31 Forest Lane, South Barrington, Illinois is the homestead of John W. Saldanha and Rita P. Saldanha. The property, which is situated in the County of Cook, State of Illinois, is legally described as follows:

LOT 15 IN FOREST KNOLL OF SOUTH BARRINGTON SUBDIVISION OF PART OF THE NORTH EAST 1/4 OF SECTION 25, AND THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 10, 1989 AS DOCUMENT 89369867, IN COOK COUNTY, ILLINOIS.

**ADDRESS OF REAL ESTATE:** 31 Forest Lane, South Barrington, Illinois 60010

**PERMANENT REAL ESTATE INDEX NUMBER:** 01-24-400-018-0000

**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 set forth.

Full power and authority is hereby granted to said Trustee and the Trustee's successors in trust to improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey, donate, or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees fit, with full power to amend, change or modify leases and sales agreements, and the terms and provisions thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition or exchange such real estate, grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to improve, remodel, alter, repair, add to or take from any buildings on such real estate; to insure the real estate,

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the Trustee and any person having an interest in or responsibility with respect to said real estate; to collect the rents and earnings; and to deal with said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for the owner thereof to do, 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 or the Trustee's successors in trust in relation to said real estate, or to whom said real estate 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 real estate, 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; and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or the Trustee's successors in trust 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 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 or in some amendment thereof and is binding upon all beneficiaries thereunder, (c) that said Trustee as 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 by 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 their predecessor in trust.

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 or execution or otherwise.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 31<sup>st</sup> day of May, 2013

*John W. Saldanha*  
John W. Saldanha

*Rita P. Saldanha*  
Rita P. Saldanha

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 **John W. Saldanha and Rita P. Saldanha**, married to each other, are 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.

GIVEN under my hand and official seal this 31<sup>st</sup> day of May, 2013.  
*Nidia E. Laureano*  
Notary Public



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**GRANTORS:** JOHN W. SALDANHA AND RITA P. SALDANHA

**GRANTEES:** JOHN W. SALDANHA, Trustee of the John W. Saldanha Estate Trust and RITA P. SALDANHA, Trustee of the Rita P. Saldanha Estate Trust

**ADDRESS OF PROPERTY:** 31 FOREST LANE, SOUTH BARRINGTON, IL 60010

### STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee(s) 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.

John W. Saldanha  
Grantor or Agent

Dated: 5/31/13

Subscribed and Sworn to before me this 31<sup>st</sup> day of May, 20 13.

Nidia E. Laureano  
Notary Public



The grantee or grantee's agent affirms and verifies that, the name of the grantee(s) 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.

John W. Saldanha  
Grantee or Agent

Dated: 5/31/13

Subscribed and Sworn to before me this 31<sup>st</sup> day of May, 20 13.

Nidia E. Laureano  
Notary Public

