

# UNOFFICIAL COPY



**DEED IN TRUST  
STATUTORY  
(ILLINOIS)  
INDIVIDUAL TO TRUSTEE**

Doc#: 1319216053 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/11/2013 12:49 PM Pg: 1 of 4

MAIL RECORDED DEED TO:  
Edmund J. Wohlmuth  
Attorney at Law  
115 S. Emerson St.  
Mt. Prospect, IL 60056

This Indenture Witnesseth, That the Grantor, THOMAS HEYDEN and LISA M. ROYAL SUCCESSOR CoTRUSTEES OF THE JAMES HEYDEN DECLARATION OF TRUST, DATED NOVEMBER 21, 2008, of the County of Cook, and the State of ILLINOIS for and in consideration of TEN AND NO/100 Dollars, (\$10.00) and other good and valuable consideration in hand paid, Convey and Warrant unto THOMAS HEYDEN and JOHN PAUL HEYDEN, as Co-Trustees under the provisions of a trust agreement known as the UNIT 2-302 REAL ESTATE DECLARATION OF TRUST DTD MAY 2, 2013, the following described real estate in the County of Cook and State of Illinois, to-wit:

Unit 2-302 together with its undivided percentage interest in the common elements in River Pointe Condominium, as delineated and defined in the Declaration recorded as Document No. 2712342, with the recorder of Cook County, Illinois, as amended from time to time, in part of the Southwest 1/4 of Section 16 and part of the Southeast 1/4 of Section 17, Township 41 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Together with:

As easements appurtenant to the subject unit described above, the right and easements for the benefit of said unit set forth in said Declaration of Condominium; and

Parking Space No. P2-96 and Storage Space S2-96, as limited common elements as set forth and provided in the Declaration of Condominium.

Exempt from instrument eligible for recordation without payment of tax.

*S. Brown* 5/3/13  
City of Des Plaines

PIN# 09-17-416-029-1080

Commonly Known As: UNIT 2-302, 650 S. RIVER ROAD, DES PLAINES, IL 60016

**EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45 (e) REAL ESTATE TRANSFER ACT**

*Jana Royal*

**TO HAVE AND TO HOLD** the said premises with the appurtenances, upon the trusts and for 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 successor in trust and to grant to such successor or successors in trust all of the

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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 in 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.

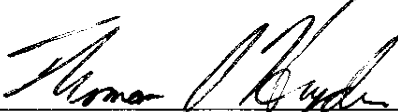
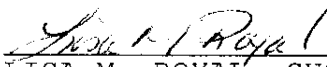
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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.

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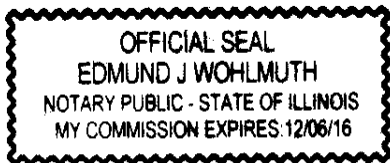
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set their hands and seal this May 2, 2013.

 (SEAL)       (SEAL)  
 THOMAS HEYDEN, SUCCESSOR TRUSTEE      LISA M. ROYAL, SUCCESSOR TRUSTEE

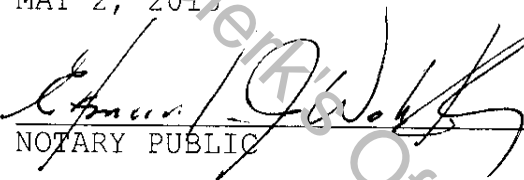
STATE OF ILLINOIS    }  
                                   } SS.  
 COUNTY OF COOK       }

I, EDMUND J. WOHLMUTH, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **THOMAS HEYDEN and LISA M. ROYAL SUCCESSOR Co-TRUSTEES OF THE JAMES HEYDEN DECLARATION OF TRUST, DATED NOVEMBER 21, 2008**, 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, including the release and waiver of the right of homestead.



(NOTARY SEAL)

GIVEN under my hand and seal this MAY 2, 2013

  
 NOTARY PUBLIC

Document Prepared By:  
 Edmund J. Wohlmuth  
 Attorney at Law,  
 115 S. Emerson Street  
 Mt. Prospect, IL 60056

Mail Subsequent Tax Bills To:  
 THOMAS HEYDEN

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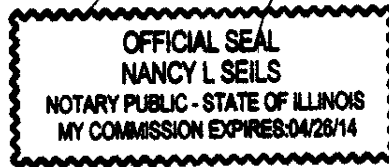
## STATEMENT BY GRANTOR AND GRANTEE

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: 5/2/13

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said agent on 5/2/13



Notary Public Nancy L. Seils

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: 5/2/13

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said agent on 5/2/13



Notary Public Nancy L. Seils

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.)