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Doc#: 1331849015 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00 Karen A. Yarbrough

Cook County Recorder of Deeds Date: 11/14/2013 09:31 AM Pg: 1 of 4

WARRANTY DEED IN TRUST

PREPARED BY AND MAIL TO:

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

NAME & ADDRESS OF TAXPAYER:

Ronald M. Porties
2319 Calle La Serra
San Clemente, California 92672

THE GRANTOR, RONALD M. PONTIUS, married to Barbara J. Pontius, of 2319 Calle La Serna, City of San Clemente, in the County of Orange, in the State of California, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hard paid, CONVEY and WARRANT to the GRANTEE, RONALD M. PONTIUS and BARBARA J. PONTIUS, as co-trus'ees under the provisions of a certain Trust Agreement dated June 13, 1986, and known as the PONTIUS FAMILY TRUST (he cinafter referred to as "said trustee" regardless of the number of trustees), and unto each and every successor or successors in t ust under said trust agreement, of 2319 Calle La Serna, City of San Clemente, in the County of Orange, in the State of California, the following described real estate situated in the County of Cny and State of Illinois, to wit:

See Attache a Logal Description

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS TO BARBARA J. PONTIUS.

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

10/20/13 Date

Permanent Real Estate Index Number(s): 09-17-410-013-1003

Address(es) of Real Estate: 1470 Jefferson Street, Unit 203, Des Plaines, Illinois 60016

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 subdivice vaid 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

Exempt deed or instrument entering eligible for recordation without payment of tax.

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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 fall force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, considers and limitations contained in this indenture and in said trust agreement or in some amendment thereof and inding 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 berequider and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds are 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 or by an interest in the earnings, avails and proceeds thereof as aforesaid.

Subject to real estate taxes not yet due and payable, covenants, cor ditions, and restrictions of record and building lines and easements as exist, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To have and to hold said premises.

DATED day	Cchber 28	, 20 <u>/ 3</u> .
Senaly RONALD M. P	My Sonties	750
STATE OF	Cook) SS	

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that RONALD M. PONTIUS, married to Barbara J. Pontius, 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 he signed, sealed and delivered the said instrument as his 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

Season Motary Public

Notary Public

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LEGAL DESCRIPTION

PARCEL I

UNIT 203 IN THE JEFFERSON SQUARE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 12, EXCEPT THAT PART TAKEN FOR STREET AND ALL OF LOTS 13 AND 14 IN BLOCK 2 IN THE HEART OF DES PLAINES, A SUBDIVISION OF PART OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINC'PAL MERIDIAN, ACCORDING THE PLAT THEREOF RECORDED IN BOOK 5 CF PLATS, PAGE 37, IN COOK COUNTY. ILLINOIS

ALSO

LOTS 56, 57 AND 53, FXCEPT THAT PART TAKEN FOR STREET, IN THE SUBDIVISION OF ORIGINAL LOTS 11 TO 30, INCLUSIVE, IN ORIGINAL TOWN OF RAND, BEING A SUBDIVISION OF PARTS OF SECTIONS 16, 17, 20 AND 21 IN TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, IJ LINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY FIRST NATIONAL BANK OF DES PLAINES, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 17, 1580 AND KNOWN AS TRUST NUMBER 20132013 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN COOK COUNTY, ILLINOIS ON NOVEMBER 17, 1989 AS DOCUMENT NUMBER 89549394, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENUMENTS TO SAID DECLARATION AS SAME ARE FILED OF RECORD, PURSUANT TO SAID DECLARATION AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDMENTS TO SAID DECLARATION ARE FILED OF RECORD IN THE PERCENTAGES SET FORTH IN SUCH AMENDMENTS TO SAID DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED THEREBY.

PARCEL II:

THE EXCLUSIVE RIGHT OF USE OF LIMITED COMMON ELEMENTS KNOWN AS GARAGE SPACE G23 AND STORAGE SPACE S7

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of the grantor's 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

	or minors.	- and additionized to
	gnature: Sanall M	Sontias
Subscribed and sworn to before me by said Grantor this day of 20	<u>i]</u> .	
Notary Public Sylvaller Sp	CFFICIAL SEAL GREGORY A MACDONALD NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:06:19:16	
The grantee or the grantee's agent affirms and verifies beneficial interest in a land trust is either a natural personant business or acquire and hold title to real estate in Illinois, real estate in Illinois, or other entity recognized as a personant under the laws of the State of Illinois.	that the same of the grantee shows	مراجع المراجع ا
Date (6/2) 5/13 Signatu	Grantee or Agent	antius
Subscribed and sworn to before me by said Grantee this day of Colobs. 2013.		0,0/2/10
GREGOR' NOTARY PUBLIC	FICIAL SEAL Y A MACDONALD LIC - STATE OF ICLINOIS SION EXPIRES:06,19/16	

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