

UNOFFICIAL COPY

Prepared by and after recording
Return to:
Robert L. Kealy, Attorney at Law
800 E. Northwestern Hwy. #700
Palatine, IL 60074



Doc#: 1410439041 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/14/2014 09:50 AM Pg: 1 of 4

QUIT CLAIM DEED (Individual to Corporation)

The above space for Recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, RHONDA M. DEHN, f/k/a RHONDA M. MORKES, an individual, for and in consideration of Ten and no/100 Dollars, and other good and valuable consideration in hand paid, Conveys and Quits Claim to the Grantee, RMD RAND, INC., an Illinois Corporation, whose principal address is 128 Roth Avenue, Village of Barrington, County of Cook, State of Illinois, all interest in the following described Real Estate in the County of Cook and State of Illinois, TO-WIT:

Lot 32 in Capri Village, being a subdivision of part of the Southwest $\frac{1}{4}$ of Section 1 and part of the Southeast $\frac{1}{4}$ of Section 2, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 02-02-410-010-0000

Property Address: 1890 N. Rand Rd., Palatine, IL 60074

Cook County - Illinois Transfer Stamp
or

Exempt under provisions of Paragraph
(e) Section 4, Real Estate Transfer Act
Date: 12/7/13

Robert L. Kealy
Attorney, Buyer, Seller or Representative

S 7
D 4-22
G 2
M 2
SO 7
E 7
INT 97

UNOFFICIAL COPY

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicated parks, streets, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leases or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 the 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Register of Titles is

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

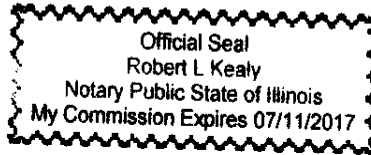
THE GRANTOR OR HIS AGENT affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 12/7/2013

SIGNATURE: [Signature]
Grantor or Agent

Subscribed and sworn to before me this date of 12/7/13

[Signature] SEAL
Notary Public



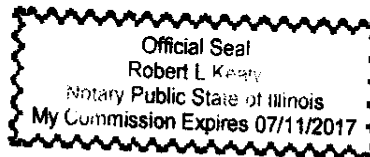
THE GRANTEE OR HIS AGENT affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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: 12/7/2013

SIGNATURE: [Signature]
Grantee or Agent

Subscribed and Sworn to before me this date of 12/7/13

[Signature] SEAL
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.)