



14224491010

Doc#: 1422449101 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/12/2014 02:36 PM Pg: 1 of 3

DEED IN TRUST

The GRANTOR(S), JAMES G. CONROY III AND GRETCHEN L. CONROY AS TRUSTEES OF THE JAMES CONROY AND GRETCHEN CONROY LIVING TRUST DATED FEBRUARY 21, 2014, of the County of Cook, State of Illinois, for and in consideration of ten and no/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto MEHMET ORHAN, AS TRUSTEE OF THE MEHMET ORHAN TRUST AGREEMENT DATED FEBRUARY 5, 2010, and any amendments thereto, or her successors in interest, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 34 AND 35 IN ARTHUR T. MCINTOSH AND COMPANY'S PHEASANT HILLS OF INVERNESS A SUBDIVISION OF PARTS OF SECTIONS 20 AND 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1967 AS DOCUMENT NUMBER 20362098, IN COOK COUNTY, ILLINOIS.

P.I.N. 02-21-305-002-0000 \* VOLUME NUMBER: 149)  
Address of Property: 1655 PHEASANT TRAIL, INVERNESS, IL 60067

\* and (02-21-305-003-0000

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 agreement 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 re-subdivide 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 present or in 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 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 consideration 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

# UNOFFICIAL COPY

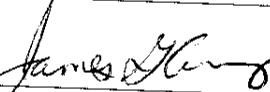
limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the 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.

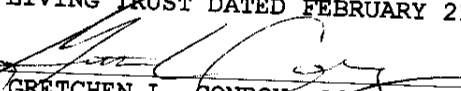
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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 on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 31st day of July, 2014.

 (SEAL)  
**JAMES G. CONROY III, AS TRUSTEE OF THE JAMES CONROY AND GRETCHEN CONROY LIVING TRUST DATED FEBRUARY 21, 2014**

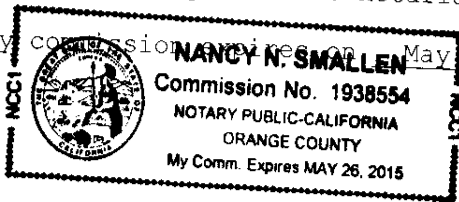
 (SEAL)  
**GRETCHEN L. CONROY, AS TRUSTEE OF THE JAMES CONROY AND GRETCHEN CONROY LIVING TRUST DATED FEBRUARY 21, 2014**

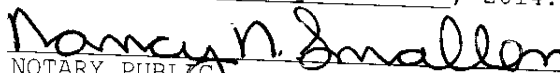
STATE OF California } ss.  
COUNTY OF Orange }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that **JAMES G. CONROY III AND GRETCHEN L. CONROY, AS TRUSTEES OF THE JAMES CONROY AND GRETCHEN CONROY LIVING TRUST DATED FEBRUARY 21, 2014** personally known to me and proved on the basis of satisfactory evidence 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 his/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 notarial seal, this 31st day of July, 2014.

My commission expires on May 26, 2015.



  
NOTARY PUBLIC

NAME and ADDRESS OF PREPARER:  
Angelina & Herrick, P.C.  
1895 C Rohlwing Road  
Rolling Meadows, Illinois 60008  
(847) 873-0590

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4,  
REAL ESTATE TRANSFER ACT  
DATE: \_\_\_\_\_

\_\_\_\_\_  
Signature of Buyer, Seller or Representative


# UNOFFICIAL COPY

## EXHIBIT "A"

Lot 34 and 35 in Arthur T. McIntosh and Company's Pheasant Hills of Inverness a subdivision of parts of Sections 20 and 21 , Township 42 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded December 22, 1967 as document number 20362098, in Cook County, Illinois.


PIN(S): 02-21-305-002-0000 and 02-21-305-003-0000

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
 STATE TAX  
  
 AUG. 12. 14  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000004771  

REAL ESTATE TRANSFER TAX
0160000
FP 103043

COOK COUNTY  
 COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
  
 AUG. 12. 14  
 REVENUE STAMP

# 0000004771  

REAL ESTATE TRANSFER TAX
0080000
FP 103046

