

UNOFFICIAL COPY



DEED IN TRUST- WARRANTY

THIS INDENTURE
WITNESSETH that the Grantor,
TEEDA U.
TANGPRASERTCHAI, a single
person, for and in consideration of
Ten and no/100 (\$10.00) and other
good and valuable consideration in
hand paid, conveys and warrants
unto TEEDA U.
TANGPRASEKICHAI, Trustee
under THE TEEDA U.
TANGPRASERTCHAI
REVOCABLE DECLARATION
OF TRUST DATED AUGUST
25th, 2014, the following described
real estate in the County of Cook
and State of Illinois, to wit:

Parcel 1: Unit 313A in the Preserve of Palatine Condominiums in Section 15, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois, as delineated on a survey attached as Exhibit "C" to the Declaration of Condominium recorded June 5, 2006, as Document Number 0615634000, and Amendment No. 1 recorded November 9, 2006, as Document Number 0631316011, and re-recorded December 12, 2006, as Document Number 0634615002, and as further amended from time to time with it's undivided percentage interest in the common elements.

Parcel 2: The exclusive right of use of limited common elements known as Garage Space G-83 and Storage Space S-84.

Commonly known as: 435 W. Wood Street, Unit 313A, Palatine, Illinois
PIN: 02-15-303-056-1079

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.

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

Doc#: 1503355075 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/02/2015 02:37 PM Pg: 1 of 3

UNOFFICIAL COPY

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.

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 has hereunto set her hand and seal this 27th day of January, 2015.

Teeda U Tangprasertchai (SEAL)
TEEDA U TANGPRASERTCHAI

THIS TRANSACTION IS FOR LESS THAN \$100 CONSIDERATION AND EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) OF SECTION 4 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT.

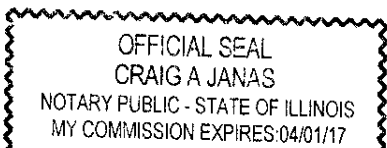
1-27-15
Date

Craig A Janas
Buyer, Seller or Representative

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 TEEDA U. TANGPRASERTCHAI, a single person, 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 she signed, sealed and delivered the said instrument as 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 official seal this 27th day of January, 2015.



Craig A Janas
Notary Public

THIS INSTRUMENT PREPARED BY:
Attorney Craig A. Janas
26 Stoneridge Drive
South Barrington, Illinois 60010

GRANTEES' ADDRESS/ MAIL TAX BILLS/RETURN TO:
TEEDA U. TANGPRASERTCHAI, Trustee
1020 Ridgeview Drive
Inverness, Illinois 60010

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 January 27, 2015

Signature: *Kathleen A. Mink*
Agent

Subscribed and sworn to before me by the said Kathleen A. Mink this 27 day of January, 2015.

Notary Public *Craig A. Janas*



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 January 27, 2015

Signature: *Kathleen A. Mink*
Agent

Subscribed and sworn to before me by the said Kathleen A. Mink this 27 day of January, 2015.

Notary Public *Craig A. Janas*



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)