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DEED IN TRUST



Doc#: 1513549039 Fee: \$46.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/15/2015 11:01 AM Pg: 1 of 5

MAIL FRANK M. HINES
TAX BILL 961 CROSS CREEK
TO: ROSELLE, IL 60172

The Grantors, FRANK M. HINES and DORIS E. HINES, husband and wife, in consideration of TEN DOLLARS and other good and valuable consideration in hand paid, Convey(s) unto Frank M. Hines and Judith M. Hines, Trustees of the FRANK HINES LIVING TRUST dated May 1, 2015 and any amendments thereto the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE "EXHIBIT A" ATTACHED HERETO

SEE "EXHIBIT B" ATTACHED HERETO

Hereby releasing and waiving any and all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.

EXEMPT UNDER PROVISIONS OF SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45(e).

James Baughman (5/15/15)

Grantees Address: 961 Cross Creek, Roselle, IL 60172

Permanent Index Number(s): 07-35-400-033-1001

Property Address: 961 Cross Creek, Roselle, IL 60172

Dated this 1st day of May, 2015

Frank M. Hines
Frank M. Hines

Doris E. Hines by
Doris E. Hines by
Frank M. Hines as Attorney-in-Fact

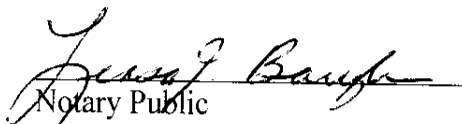
Frank M. Hines as
attorney in fact

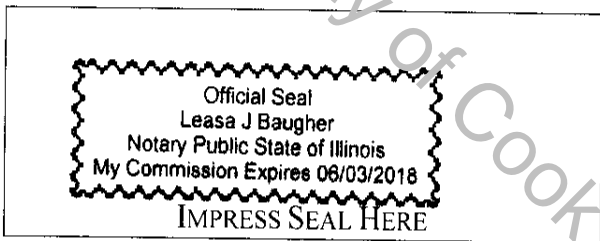
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STATE OF ILLINOIS)
) SS
COUNTY OF DuPAGE)

A Notary Public, does hereby certify that Frank M. Hines individually and in his capacity as attorney-in-fact for Doris E. Hines is personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the instrument as his/her/ their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of rights of homestead.

Given under my hand and seal this 1st of May, 2015


Notary Public



PREPARED BY: LEASA J. BAUGHER
LAW OFFICES OF LEASA J. BAUGHER, LTD.
805 E. IRVING PARK ROAD
SUITE C
ROSELLE, IL 60172

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EXHIBIT A LEGAL DESCRIPTION

UNIT 18-A-1, as delineated on the survey of the following described real estate (hereinafter referred to as parcel). That part of Lot 3 in Cross Creek, being a subdivision of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 41 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded February 7, 1979 as Document 24835738 bounded by a line described as follows: Beginning at a point 294.55 feet West, as measured along the North line thereof and 206.00 feet South, as measured at right angles to said North line of the Northeast corner of said Lot 3; thence South 3 Degrees 29 Minutes 22 Seconds East, 70.33 feet; thence South 86 Degrees 30 Minutes 38 Seconds West, 152.42 feet; thence North 3 Degrees 29 Minutes 22 Seconds West, 70.33 feet; thence North 86 Degrees 30 Minutes 38 Seconds East, 152.42 feet to the place of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for Cross Creek Condominium Building No. 18, made by KRSS Development Corporations and recorded in the Office of the Cook County Recorder of Deeds as Document 26890029 together with its undivided percentage interest in the common elements (excepting from said parcel all the Units thereof as defined and set forth in said Declaration of Condominium Ownership and Survey).

Permanent Index Number(s): 07-35-400 033-1001

Property Address: 961 Cross Creek, Roselle, IL 60172

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EXHIBIT B

This deed is made to said Trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said Trustee or successor Trustee or Trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof 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 in said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said Trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

Deer Valley County Clerk's Office

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GRANTOR/GRANTEE STATEMENT

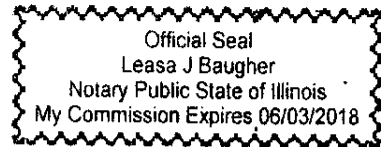
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 1, 2015

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said Grantor
This 1st day of May, 2015
Notary Public [Handwritten Signature]



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 May 1, 2015

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said Grantee
This 1st day of May, 2015
Notary Public [Handwritten Signature]



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.)