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WARRANTY DEED IN TRUST



Doc#: 1214455013 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/23/2012 12:57 PM Pg: 1 of 4

THE GRANTOR(S) CONNIE C. KOOPMANN (a/k/a) CONSTANCE C. KOOPMANN, a widow, of 758 Bent Ridge, Elgin, IL 60120, for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEY(S) and WARRANTS to: CONSTANCE C. KOOPMANN, Trustee of the CONSTANCE C. KOOPMANN TRUST #2 dated March 28, 2012, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, any and all interest in the following described real estate: (See Exhibit "A" for legal description.)

PERMANENT INDEX NUMBER(S): 00-07-405-035-0000
Commonly known as: 758 Bent Ridge Ln Elgin IL 60120

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be) is invested with the following powers: (A) To manage, improve, divide or subdivide the trust property, or any part thereof. (B) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (C) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (D) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (E) To lease and enter into releases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall they be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

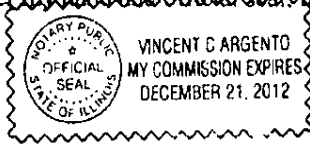
Dated this 28th day of March, 2012.

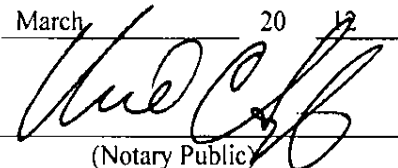

CONNIE C. KOOPMANN a/k/a CONSTANCE C. KOOPMANN

STATE OF ILLINOIS, COUNTY OF KANE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CONSTANCE C. KOOPMANN, personally known to me to be the same person(s) whose name(s) 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 their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

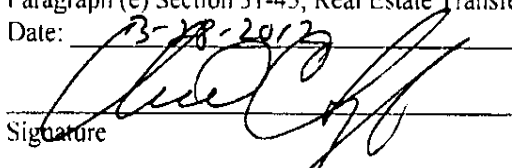
Given under my hand and official seal this 28 day of March, 2012




(Notary Public)

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provisions of
Paragraph (e) Section 31-45, Real Estate Transfer Act
Date: 3-28-2012


Signature



Deed Prepared By and after Recording Mail To:
Vincent C. Argento, Attorney at Law
2175 Point Boulevard, Suite 150
Elgin IL 60123

Send subsequent tax bills to:
Constance C. Koopmann
758 Bent Ridge
Elgin, IL 60120

Grantee Address:
Constance C. Koopmann
758 Bent Ridge
Elgin, IL 60120

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1: LOT 20-5 IN COBBLER'S CROSSING UNIT 3, BEING A SUBDIVISION IN THE SOUTH ½ OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION RECORDED AS DOCUMENT NUMBER 89-185738.

PERMANENT INDEX NUMBER(S): 06-07-405-035-0000
COMMONLY KNOWN AS: 758 BENT RIDGE LN. ELGIN, IL 60120

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THAT PART OF LOT 20 IN COBBLER'S CROSSING UNIT 3, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 1989 AS DOCUMENT 89328812 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 20 THENCE NORTH 75 DEGREES 23 MINUTES 54 SECONDS EAST ALONG THE NORTHERLY LINE OF SAID LOT 20, 159.39 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 14 DEGREES 36 MINUTES 06 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 20, 12.05 FEET TO A CORNER OF SAID LOT 20; THENCE SOUTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT 20, BEING ALSO THE WESTERLY LINE OF BENT RIDGE LANE AND BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 52.50 FEET, AN ARC DISTANCE OF 65.35 FEET; THENCE SOUTH 72 DEGREES 32 MINUTES 56 SECONDS WEST, 109.43 FEET TO THE WESTERLY LINE OF SAID LOT 20; THENCE NORTH 14 DEGREES 59 MINUTES 40 SECONDS WEST ALONG SAID LAST DESCRIBED WESTERLY LINE 53.18 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 06-07-405-035-0000 Vol. No. 0060

Property Address: 758 Bent Ridge Lane, Elgin, Illinois 60120

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STATEMENT BY GRANTOR AND GRANTEE

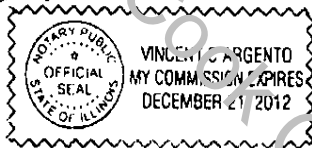
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 05-21-12

Signature of Grantor or Agent: _____

Subscribed and sworn to before me this 21st day of MAY, 2012

Notary Public



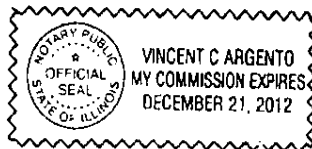
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 05-21-12

Signature of Grantee or Agent: _____

Subscribed and sworn to before me this 21st day of MAY, 2012

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.

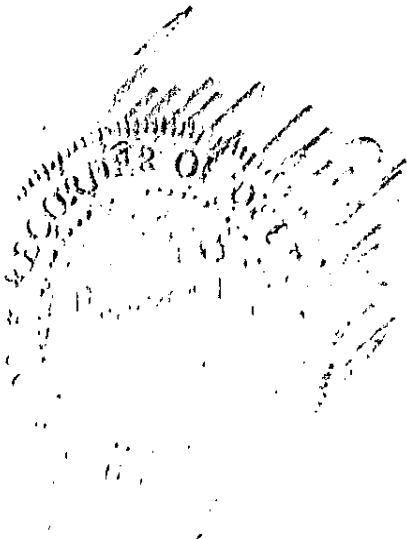
[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**



I CERTIFY THAT THIS
IS A TRUE AND CORRECT COPY

OF DOCUMENT # 1214455013

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RECORDER OF DEEDS COOK COUNTY