

DEED IN TRUST
Illinois

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MAIL TO:
Robert J. Ross, Esq.
1622 W. Colonial Parkway, Suite 201
Inverness, Illinois 60067

NAME AND ADDRESS OF
TAXPAYER:
Ronald Haduch
235 N. Smith #203
Palatine, IL 60067-8503

THE GRANTORS, Ronald Haduch and
Alexandra M. Ehr, husband and wife, of
235 N. Smith St. #203, Village of
Palatine, County of Cook, State of
Illinois, for and in consideration of TEN
DOLLARS (\$10.00) and other good and
valuable consideration in hand paid,
CONVEY AND WARRANT unto
Ronald H. Haduch of 235 N. Smith St.
#203, Palatine, IL, or his successor in

trust, as trustee of the Ronald H. Haduch Declaration of Trust dated June 30, 2017, and any amendments thereto, as to an undivided one-half (1/2) interest, and unto Alexandra M. Ehr of 235 N. Smith St. #203, Palatine, IL, or her successor in trust, as trustee of the Alexandra M. Ehr Declaration of Trust dated June 30, 2017, and any amendments thereto, as to an undivided one-half (1/2) interest, the beneficial interests of said trusts being held by Ronald H. Haduch and Alexandra M. Ehr, husband and wife, not as Tenants in Common or as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 203 IN THE WELLINGTON COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN THE METROPOLITAN, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS RECORDED DECEMBER 21, 2006 AS DOCUMENT NUMBER 0635515136 AND ACCORDING TO THE CERTIFICATE OF CORRECTION THEREOF RECORDED JANUARY 10, 2007 AS DOCUMENT NUMBER 0701018081 WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0702209071; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.


PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-27 AND STORAGE SPACE S-27 AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT 0702209071.

Permanent Index Number: 02-15-401-060-1003
Property Address: 235 N. Smith Street, Unit 203, Palatine, Illinois 60067

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said declarations of trust set forth.

Full power and authority are hereby granted to said trustees 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 resubdivide 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 trustees; 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 the present or in the 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



Doc# 1721310034 Fee \$44.25
 RHSP FEE:\$9.00 RPRF FEE: \$1.00
 AFFIDAVIT FEE: \$2.00
 KAREN A. YARBROUGH
 COOK COUNTY RECORDER OF DEEDS
 DATE: 08/01/2017 02:57 PM PG: 1 OF 3

RECORDER'S STAMP

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thereof in all other ways and for such other considerations 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 trustees 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 trustees, 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 trustees, or be obliged or privileged to inquire into any of the terms of said declarations of trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 trusts created by this Indenture and by said declarations of trust 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 declarations of trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees are 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.

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.

DATED: June 30, 2017

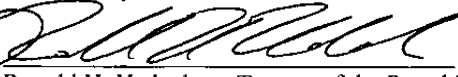


(SEAL)
Ronald Haduch, Grantor




(SEAL)
Alexandra M. Ehr, Grantor

Accepted by:



(SEAL)
Ronald H. Haduch, as Trustee of the Ronald H. Haduch
Declaration of Trust dated June 30, 2017

Accepted by:



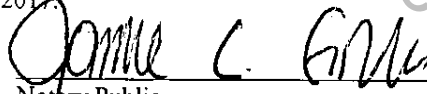
(SEAL)
Alexandra M. Ehr, as Trustee of the Alexandra M. Ehr
Declaration of Trust dated June 30, 2017

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 Ronald Haduch and Alexandra M. Ehr, personally known to me 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 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 notarial seal, this 30th day of June, 2017



Notary Public

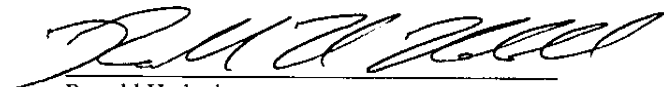
Impress Seal Here

COUNTY-ILLINOIS TRANSFER STAMPS:
EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

NAME AND ADDRESS OF PREPARER:

Robert J. Ross, Esq.
1622 W. Colonial Parkway
Suite 201
Inverness, Illinois 60067
Telephone Number (847) 358-5757

DATE: June 30, 2017



Ronald Haduch

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirm that, to the best of their knowledge, the name of the grantees 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: June 30, 2017

Signature: *Ronald Haduch*
Ronald Haduch, Grantor

Signature: *Alexandra Ehr*
Alexandra M. Ehr, Grantor

SUBSCRIBED and sworn to
before me by the said Grantors
this 30th day of June, 2017.



Jamie L. Griffin
Notary Public

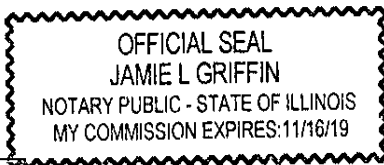
The grantees or their agent affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois 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: June 30, 2017

Signature: *Ronald H. Haduch*
Ronald H. Haduch, as Trustee of the Ronald H. Haduch Declaration of Trust dated June 30, 2017, Grantee

Signature: *Alexandra Ehr*
Alexandra M. Ehr, as Trustee of the Alexandra M. Ehr Declaration of Trust dated June 30, 2017, Grantee

SUBSCRIBED and sworn to
before me by the said Grantees
this 30th day of June, 2017.



Jamie L. Griffin
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.