

# UNOFFICIAL COPY

**DEED IN TRUST**  
**Tenancy by the Entirety**  
**(Illinois)**

MAIL TO:

**John C. Haas**  
**Attorney at Law**  
**115 S. Emerson Street**  
**Mount Prospect, IL 60056-3245**

NAME & ADDRESS OF TAXPAYER:

**Michael M. Valin**  
**Kathleen C. Valin**  
**740 Creekside Drive, Unit 205**  
**Mount Prospect, IL 60056**



Doc# 1907334048 Fee \$44.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/14/2019 11:00 AM PG: 1 OF 4

THE GRANTORS, **MICHAEL M. VALIN and KATHLEEN C. VALIN, husband and wife**, of the Village of Mount Prospect, County of Cook, State of Illinois, for and in consideration of Ten & no/100 Dollars, and other good and valuable considerations, in hand paid, CONVEY and WARRANT to: **MICHAEL M. VALIN and KATHLEEN C. VALIN, husband and wife, as co-trustees under the VALIN FAMILY TRUST AGREEMENT dated January 22, 2019**, of which Michael M. Valin and Kathleen C. Valin are primary beneficiaries, said beneficial interest to be held not as joint tenants or tenants in common but as **TENANTS BY THE ENTIRETY**, 740 Creekside Drive, Unit 205, Mount Prospect, Illinois 60056 (hereinafter referred to as "said trustee," regardless of the number of trustees), grantees,

and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to-wit:

**PARCEL 1:**

**Unit Number 205-D in Creekside at Old Orchard Condominiums, as delineated on a survey of the following described tract of land:**

**Part of Lots 1 and 2 in Old Orchard Country Club Subdivision, being a Subdivision of part of the Northwest 1/4 of Section 27 and part of the East 1/2 of Northeast 1/4 of Section 28, both in Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 96261584, as amended from time to time; together with its undivided percentage interest in the common elements in Cook County, Illinois.**

**PARCEL 2:**

**Easement for ingress and egress in favor of Parcel 1 created by Declaration recorded as Document 96261584, as amended from time to time**

**PARCEL 3:**

**The exclusive right to the use of Parking Space P-10 and Storage Space S-10 as delineated on survey attached to Declaration recorded as Document 96261584, as amended from time to time.**

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Permanent Real Estate Index Number: **03-27-100-092-1165**

Address of Real Estate: **740 Creekside Drive, Unit 205, Mount Prospect, Illinois 60056**

TO HAVE AND TO HOLD the said real estate, being the homestead property of the grantees, with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY forever.

Full power and authority is 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 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 another trustee or to a successor or successor 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 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 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 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

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REAL ESTATE TRANSFER TAX

14-Mar-2019

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

03-27-100-092-1165 | 20190201699321 | 0-038-718-880

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 cases 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 22nd day of January, 2019.

Michael M. Valin (SEAL)  
MICHAEL M. VALIN

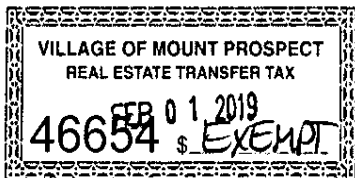
Kathleen C. Valin (SEAL)  
KATHLEEN C. VALIN

ACCEPTANCE OF CONVEYANCE BY GRANTEES

The undersigned grantees, as co-trustees as aforesaid, hereby accept the within conveyance pursuant to the provisions of 760 ILCS 5/6.5(a), this 22nd day of January, 2019.

Michael M. Valin (SEAL)  
MICHAEL M. VALIN, co-trustee

Kathleen C. Valin (SEAL)  
KATHLEEN C. VALIN, co-trustee



Exempt under provisions of paragraph (e) of Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

1/22/2019  
Date Grantor, Grantee or Agent

STATE OF ILLINOIS )  
                                       ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that the following persons, MICHAEL M. VALIN and KATHLEEN C. VALIN, husband and wife, 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.

WITNESS my hand and official seal this 22nd day of January, 2019.



John C. Haas  
Notary Public

This instrument prepared by: John C. Haas, 115 S. Emerson St., Mount Prospect, IL 60056 (847) 255-5400

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## STATEMENT BY GRANTOR AND GRANTEE

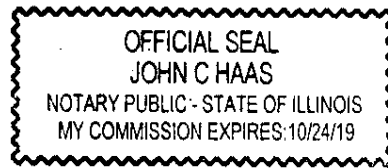
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Dated January 22, 2019

Signature: x Michael M. Valin  
Grantor or Agent

Subscribed and sworn to before me  
by the said MICHAEL M. VALIN  
this 22nd day of January, 2019.

John C Haas  
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 January 22, 2019

Signature: x Michael M. Valin  
Grantee or Agent

Subscribed and sworn to before me  
by the said MICHAEL M. VALIN  
this 22nd day of January, 2019.

John C Haas  
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.)