

UNOFFICIAL COPY

DEPT. OF REVENUE  
(ILLINOIS)

94482738

94482738

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THE GRANTORS, J. DENNIS GREEN and MARIE J. GREEN,  
married to one another

DEPT-01 RECORDING 125.50  
T#8888 TRAN 4174 05/31/94 09:15:00  
#6286 # JOB # 74 482750  
COOK COUNTY RECORDER  
94482738

of the County of Cook and State of Illinois  
for and in consideration of Ten and no/100 (\$10.00)  
Dollars, and other good and valuable considerations in hand paid,  
Convey and (WARRANT ADVERSELY) unto  
JAMES DENNIS GREEN as trustee of THE JAMES DENNIS  
GREEN DECLARATION OF TRUST DATED FEBRUARY 2, 1994  
1416 Lincoln St. Schaumburg, Illinois, 60193  
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

NO TAXABLE CONSIDERATION

as Trustee under the provisions of a trust agreement dated the \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ and known as Trust  
Number \_\_\_\_\_ hereinafter referred to as "said trustee," regardless of the number of trustees,) 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:  
(See attached legal)

Permanent Real Estate Index Number (s): 02-34-102-020  
Address(es) of real estate: 2613 Pirates Cove, #2, Schaumburg, Illinois 60173

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.

Full power and authority are 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 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 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 praesenti or in  
futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 way 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, or 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 the 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 limitation 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 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 limitation," or words of similar  
import, in accordance with the statute in such case made and provided.

And the said grantor 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 grantor s aforesaid ha v hereunto set their hands and seals this five  
day of May, 1994.  
J. Dennis Green (SEAL) Marie J. Green (SEAL)

State of Illinois, County of Cook ss.  
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY  
CERTIFY that J. Dennis Green and Marie J. Green, \*  
personally known to me to be the same person s, whose name s 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.  
\*married to one another

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_ 1994  
Commission Expires \_\_\_\_\_  
"OFFICIAL SEAL" 19\_\_\_\_  
Carrie L. Benanti  
Notary Public, Cook County, State of Illinois  
This instrument was prepared by \_\_\_\_\_  
My Commission Expires 8/16/97  
(NAME AND ADDRESS)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

Exempt under Real Estate Transfer Tax Act  
Section A, par. e. (Ill. Compiled Stat.,  
Ch. 35, Sec. 305/4) and Cook County Ord. 95109  
Dated: May 5, 1994. Signed: *Marie J. Green*  
JAMES DENNIS GREEN TRUST DEED, NIXON

VILLAGE OF SCHAUMBURG  
DEPT. OF FINANCE & STATE  
AND ADMINISTRATION  
TRANSFER TAX  
33252 DATE 5/24/94  
AMT. PAID

MAIL TO: { J. Dennis Green (Name)  
1416 Lincoln St (Address)  
Schaumburg, IL 60193-4665 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Schaumburg Square Partners (Name) 2088  
1130 S New Wilke Road (Address)  
Arlington Heights, IL 60005 (City, State and Zip)

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

94462739  
642946

# UNOFFICIAL COPY

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AN UNDIVIDED ONE-HALF INTEREST IN:

PARCEL 1: Unit 11-2 in the Hidden Pond condominium as delineated on a survey of the following described property: Part of Section 34, Township 42 North, Range 10 East of the Third Principal Meridian, which survey is attached as Exhibit C to the Declaration of Condominium recorded February 16, 1993 as Document 93117717 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 over the common areas for the benefit of Parcel 1 as set forth in Declaration of Easements, Restrictions and Covenants for the Hidden Pond Homeowner's Association recorded February 16, 1993 as Document 93117759.

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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 May 5, 19 94

Signature: J. Dennis Green

Grantor or Agent

Subscribed and sworn to before me by the said J. Dennis Green this 20th day of May 19 94.

Carrie L. Benanti  
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 May 5, 19 94

Signature: J. Dennis Green Trustee

Grantee or Agent

Subscribed and sworn to before me by the said J. Dennis Green this 20th day of May 19 94.

Carrie L. Benanti  
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.)