

04482741

DEED IN TRUST
(ILLINOIS) 94482741

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

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

DEPT-01 RECORDING

\$25.50

TR8808 TRAM 4174 05/31/94 09:16:09

46289 # JB # 74 482741

COOK COUNTY RECORDER

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 QUIT CLAIM)* unto
MARIA JOSE GREEN as trustee of THE MARIA JOSE GREEN
DECLARATION OF TRUST DATED FEBRUARY 2, 1994
1416 Lincoln Street, Schaumburg, Illinois 60193
(NAME AND ADDRESS OF GRANTEE)

94482741

(The Above Space For Recorder's Use Only)

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): 02-34-102-016

Address(es) of real estate: 1005 Buccaneer, #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, 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 lease, 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 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 as a part 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 limitations," or any words of similar
import, in accordance with the statute in such cases made and provided.

And the said grantor S 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 have hereunto set their hands and seals this fifth
day of May, 1994.

J. Dennis Green (SEAL)
J. DENNIS GREEN

Marie J. Green (SEAL)
MARIE J. GREEN

State of Illinois, County of Cook ss.

IMPRESS

OFFICIAL SEAL

Carrie L. Benarity

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, 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
herein set forth, including the release and waiver of the right of homestead.

My Commission Expires 8/1/97

Commission Expires _____ 19____
Robert H. Glorch

NOTARY PUBLIC

This instrument was prepared by Law Offices of Robert H. Glorch, 616 North Court, Suite 160
(NAME AND ADDRESS) Palatine, Illinois 60067

*USE WARRANT OF QUIT CLAIM AS PARTIES DESIRE

MAIL TO:

Law Offices of Robert H. Glorch
(Name)
616 North Court - Suite 160
(Address)
Palatine, Illinois 60067
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Schaumburg Square Partners
(Name)
1130 S. New Wilke Road
(Address)
Arlington Heights, IL 60005
(City, State and Zip)

OR

RECORDER'S OFFICE BOX NO. _____

NO TAXABLE CONSIDERATION
Exempt under Real Estate Transfer Tax Act
Section 4, par. e. (ILL. Compiled Stat.
Ch. 35, Sec. 305/4) and Cook County Ord.
95104.
Dated: May 5, 1994. Signed:
Robert H. Glorch, Attorney-at-Law
VILLAGE OF SCHAUMBURG
DEPT. OF FINANCE AND ADMINISTRATION
DATE 5/24/94
33252
44

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

944827A1

UNOFFICIAL COPY

9 2 2 4 1

AN UNDIVIDED ONE-HALF INTEREST IN: PARCEL 1: Unit 7-2 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.

94482741

UNOFFICIAL COPY

Property of Cook County Clerk's Office

2011/11/11

UNOFFICIAL COPY

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: _____

Walter J. Green
Grantor ~~OR AGENT~~

Subscribed and sworn to before
me by the said Maria J. 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: _____

Walter J. Green, Trustee
Grantee ~~OR AGENT~~

Subscribed and sworn to before
me by the said Maria J. 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.)

34482741