

NOV 1994

DEED IN TRUST
(ILLINOIS)

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DEPT-01 RECORDING \$27.50
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COOK COUNTY RECORDER

THE GRANTOR, VINCENT V. ROBERTI, a widower not remarried, 963 Suffield Terrace, Northbrook,

of the County of COOK and State of ILLINOIS

for and in consideration of TEN DOLLARS, and other good and valuable considerations in hand paid,

Conveys and QUIT CLAIMS unto

VINCENT V. ROBERTI,
963 Suffield Terrace, Northbrook, Cook County, IL 60062,

not individually, but as as Trustee under the provisions of a declaration of trust dated the 4th day of April, 1991, and known as THE VINCENT V. ROBERTI REVOCABLE TRUST DATED APRIL 4, 1991 (hereinafter referred to as "said trust" regardless of the number of trustees) and unto all and every successor or successors in trust under said declaration of trust, the following described real estate in the County of COOK and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Above Space for Recorder's Use Only

Permanent Real Estate Index Number(s): Part of 03-27-100-011 & 03-27-100-019

Address of Real Estate: 710 Creekside, Unit 505A, Mt. Prospect, IL 60056

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said declaration of trust 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 redivide 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 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 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 ways above specified, at any time or times hereafter.

This Deed is exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

275
2/3/97

2/3/97
Date

Larry R. Goldstein
Larry R. Goldstein, Attorney

VILLAGE OF MOUNT PROSPECT
REAL ESTATE TRANSFER TAX
14074 Exempt

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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 declaration of trust; 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 declaration 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 declaration of trust 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.

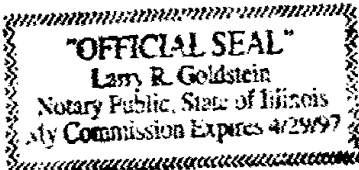
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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 aforesaid has hereunto set his hand and seal this 3rd day of February 1997.

Vincent V. Roberti (SEAL) _____ (SEAL)
VINCENT V. ROBERTI

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 VINCENT V. ROBERTI, a widower not remarried, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 3rd day of February 1997.

Commission expires: April 29, 1997

Larry R. Goldstein
LARRY R. GOLDSTEIN, NOTARY PUBLIC

This instrument was prepared by Larry R. Goldstein, 150 North Michigan Avenue, Chicago, IL 60601
(Name and Address)



LARRY R. GOLDSTEIN
(Name)
150 NORTH MICHIGAN AVENUE, STE. 2500
(Address)
CHICAGO, IL 60601
(City, State and Zip)

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:
VINCENT V. ROBERTI, Trustee
(Name)
963 Suffield Terrace
(Address)
Northbrook, Illinois 60062
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

963 SUFFIELD TERRACE

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EXHIBIT A TO DEED IN TRUST FROM VINCENT V. ROBERTI TO VINCENT V. ROBERTI, AS TRUSTEE OF THE VINCENT V. ROBERTI TRUST DATED APRIL 4, 1991

Unit 505A and the exclusive right to the use of Parking Space #17A And Storage Space S17A Limited Common Elements in Creekside at Old Orchard Condominiums as delineated on a survey of the following described parcel of Real Estate:

Parcel 1:

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 the Northwest 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 April 8, 1996 as Document Number 96261584, 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 the aforesaid Declaration recorded as Document Number 96261584.

Grantor also hereby grants to Grantee, their heirs and assigns, all rights and Easements Appurtenant to the above described Real Estate, the rights and Easements for the benefit of the property set forth in the aforementioned Declaration, and Grantor reserves to itself, its Successors and Assigns the right and Easements set forth in said Declaration for the benefit of the remaining property described therein.

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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 MARCH 10, 1997 Signature: [Signature]
Grantor or Agent

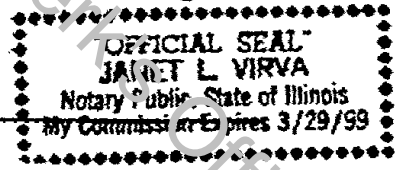
SUBSCRIBED and SWORN to before me the said LARRY L. GOLDSTEIN this 10 day of MARCH 1997
Notary Public [Signature]



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 MARCH 10, 1997 Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me the said LARRY L. GOLDSTEIN this 10 day of MARCH 1997
Notary Public [Signature]



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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