

# UNOFFICIAL COPY

98585083

## DEED IN TRUST

1998-07-08 08:56:41

THE GRANTORS, GREGORY J. FLANAGAN and ANITA M. FLANAGAN, husband and wife, of the City Hoffman Estates, County of Cook, State of Illinois parties of the first part, convey and warrant unto GREGORY J. FLANAGAN as Trustee of the Declaration of Trust GREGORY J. FLANAGAN and Family Declaration of Trust as to an undivided 50% interest and ANITA M. FLANAGAN as Trustee of the Declaration of Trust ANITA M. FLANAGAN and Family Declaration of Trust as to an undivided 50% interest under the provisions of a Trust Agreement, and unto all and every successor or successors in trust under said Trust Agreements, said Agreements dated the 25th day of April, 1998 the following described real estate:

Lot 3 in Block 9 Poplar Hills Unit 2-B, being a Subdivision in the Northeast 1/4 of Section 25, Township 42 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded in the Recorder's Office of Cook County, Illinois on February 21, 1977 as Document 23,828,365 in Cook County, Illinois.

Permanent Index No: 01-25-206-005  
Commonly known as 3785 S. Whispering Trails,  
Hoffman Estates, IL 60195

to have and to hold in Trust, 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, 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 successors in trust all of the title, estate 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 considerations as it would be lawful for any

9  
-3  
N  
M  
Y  
PK

UNOFFICIAL COPY

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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 or 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 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 any 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 successors in trust, that such successor 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.

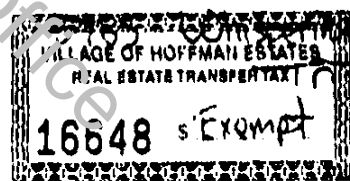
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 grantor hereby expressly waive and release any and all right or benefit under and by virtue of the laws of the State of Illinois, with the exception of those rights created by the Trust Agreement.

In Witness Whereof the grantors have hereunto set their hand and seal this 21<sup>st</sup> day May, 1998.

GREGORY J. FLANAGAN  
GREGORY J. FLANAGAN

ANITA M. FLANAGAN  
ANITA M. FLANAGAN



State of Illinois )  
County of McHenry )

I, the undersigned a Notary Public in and for the above County and State DO HEREBY CERTIFY that GREGORY J. FLANAGAN and ANITA M. FLANAGAN, 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 a 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 2 day of May, 1998.

[Signature]  
NOTARY PUBLIC

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY: CLARK, REHBERG & MCARDLE, PC, 75 E. CRYSTAL LAKE AVENUE, CRYSTAL LAKE, IL 60014

MAIL TO: Clark, Rehberg & McArdle  
75 E. Crystal Lake Ave.  
Crystal Lake, IL 60014

SEND TAX BILLS TO: GREGORY J. FLANAGAN  
3785 Whispering Trails Dr.  
Hoffman Estates, IL 60195

State of Illinois  
DEPARTMENT OF REVENUE  
STATEMENT OF EXEMPTION UNDER REAL ESTATE TRANSFER TAX ACT

I hereby declare that the attached deed represents a transaction exempt under provisions of Paragraph 2, Section 4, of the Real Estate Transfer Tax Act as set forth below.

Dated this 26 day of May, 1998

[Signature]  
Signature of Buyer-Seller or their Representative

98585083

# 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 5/21/98, 19\_\_ Signature: [Signature]  
Grantor or Agent

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 5/21, 1998 Signature: [Signature]  
Grantee or Agent

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 A51 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and Sworn To Before Me  
this 21 day of May, 1998.

[Signature]  
Notary Public

