

DEED IN TRUST

( Illinois )

4143/0091 19 005 1998-01-09 15:43:09  
Cook County Recorder 25.50

COOK COUNTY  
RECORDER  
JESSE WHITE  
ROLLING MEADOWS

THE GRANTORS,

JOHN J. PRUBAN and CHRISTINE OTTE-  
PRUBAN, (n/k/a CHRISTINE LYNN PRUBAN),  
husband and wife,

of the County of Cook and State of Illinois, for and  
in consideration of Ten & No/100 (\$10.00) Dollars,  
and other good and valuable considerations in hand  
paid, Convey and (WARRANT /QUIT  
CLAIM)\* unto

JOHN J. PRUBAN and  
CHRISTINE LYNN PRUBAN,  
2107 Juniper  
Arlington Heights, IL 60004

RECORDER'S STAMP

(Name and Address of Grantee)  
as Trustee(s) under the provisions of a trust agreement dated the 15<sup>TH</sup> day of DECEMBER, 1997, and known as "The  
Pruban Family Trust" (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:

PARCEL 1:

Unit 2107 in Building 400 together with its undivided percentage interest in the common elements in Arlington Grove Townhouse  
Condominium, as delineated and defined in the declaration recorded as Document Number 89-444544 as amended from time to time, in  
Lot 8 in Arlington Grove Subdivision, being a subdivision of that part of the West half (1/2) of the Southwest Quarter (1/4) of Section  
17, lying South of the center line of Rand Road and that part of the East half (1/2) of the Southeast Quarter (1/4) of Section 18, lying South  
of the center line of Rand Road, all in Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Easements for ingress and egress for the benefit of Parcel 1 as set forth and defined in Document Number 89-444544 as amended from  
time to time.

Permanent Real Estate Index Number(s): 03-18-416-017-1028

Address(es) of real estate: 2107 Juniper, Arlington Heights, IL 60004

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the use 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, highway 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  
present 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 reversions and to contract respecting the manner of fixing the amount  
of present or future rental; to partition or to exchange said property, or any part thereof, for any 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  
or 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.

2550

In no case shall any party claiming 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 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 same 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 15<sup>TH</sup> day of DECEMBER 1997.

John J. Pruban (SEAL)  
JOHN J. PRUBAN

Christine Lyne Pruban (SEAL)  
CHRISTINE OTTE-PRUBAN  
(n/k/a CHRISTINE LYNN PRUBAN)

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that JOHN J. PRUBAN and CHRISTINE OTTE-PRUBAN (n/k/a CHRISTINE LYNN PRUBAN), 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 15<sup>TH</sup> day of DECEMBER 1997.

(Impress Seal here)

"OFFICIAL SEAL"  
MICHAEL S. GRANT  
Notary Public, State of Illinois  
My Commission Expires 07/26/00

Michael S. Grant  
Notary Public

This instrument was prepared by MICHAEL S. GRANT, 2255 Grand Ave. - Box 526, Fox Lake, IL 60020

MAIL TO: JOHN & CHRISTINE PRUBAN  
(Name)  
2107 JUNIPER  
(Address)  
WILMINGTON HTS., IL 60004  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
JOHN & CHRISTINE PRUBAN  
(Name)  
2107 JUNIPER  
(Address)  
WILMINGTON HTS., IL 60004  
(City, State and Zip)



EXEMPT UNDER PROVISIONS OF PARAGRAPH 6 SECTION 4, REAL ESTATE TRANSFER ACT.  
DATE: 12/15/97

Michael S. Grant  
Buyer, Seller or Representative

STATEMENT BY GRANTOR AND GRANTEE

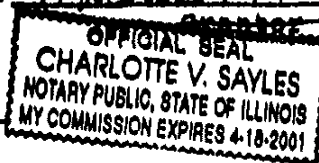
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 15, 19 97

Signature:

*Michael S. Grant*

Subscribed and sworn to before me by the said MICHAEL S. GRANT this 15th day of December, 19 97  
Notary Public Charlotte V. Sayles



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 December 15, 19 97

Signature:

*Michael S. Grant*

Subscribed and sworn to before me by the said MICHAEL S. GRANT this 15th day of December, 19 97  
Notary Public Charlotte V. Sayles



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.)



JESSE WHITE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

UNOFFICIAL COPY

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