

UNOFFICIAL COPY 99177747

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1999-02-23 10:08:27
Cook County Recorder 29.50

DEED IN TRUST



99177747

PREPARED BY AND MAIL TO:

Christine A. Boyle
Mortimer Gross & Boyle,
LLC
2215 York Road Suite 550
Oak Brook, Illinois 60523
Phone: (630) 472-3420

MAIL TAX BILL TO:

Ms. LaVonne R. Soelberg
3 Dunbar Lane
Rolling Meadows, IL 60008

(The Above Space For Recorder's Use Only)

THE GRANTOR, LAVONNE R. SOELBERG, divorced and not since remarried, of the City of Rolling Meadows, County of Cook, State of Illinois, for the consideration of TEN DOLLARS (\$10.00) and other good and valuable considerations in hand paid, **CONVEYS and QUIT CLAIMS** to: LAVONNE R. SOELBERG (or her designated successor), as Trustee of the LAVONNE R. SOELBERG REVOCABLE TRUST under agreement dated January 23, 1999, 3 Dunbar Lane, Rolling Meadows, Illinois 60008, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT NO. 15 IN WINTHROP VILLAGE, BEING A SUBDIVISION IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY

KNOWN AS: Unit 3, Dunbar Lane, Rolling Meadows, Illinois 60008

P.I.N.: 02-26-315-015-0000

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and the Trustee is specifically granted and given the power and authority:

- (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
- (b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;
- (c) To execute leases and subleases for terms as long as 200 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;
- (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
- (e) To manage, control and operate said real estate, to collect the rent, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of the LAVONNE R. SOELBERG REVOCABLE TRUST under Agreement Dated January 23, 1999; and
- (f) Anything herein to the contrary notwithstanding, the Trustee's liability hereunder, under the trust agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto.

2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain trust agreement dated the 23rd day of January, 1999, and known as the LAVONNE R. SOELBERG REVOCABLE TRUST.

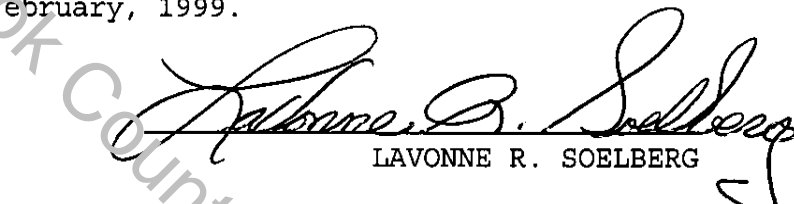
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3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in any exercise of any powers granted by this deed or the adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the said unrecorded trust agreement and any amendments thereto collateral hereto.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said trust agreement and any amendment thereto collateral hereto shall be personal property only.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

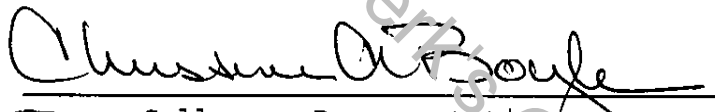
DATED this 9th day of February, 1999.


LAVONNE R. SOELBERG

Exempt under provision of Paragraph (e) Section 31-45 Real Estate Transfer Law.

2-9-99

Date


Buyer, Seller or Representative

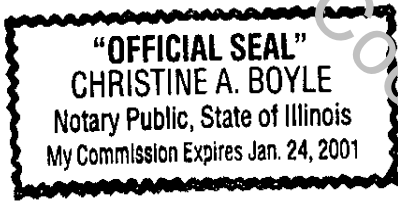
CITY OF ROLLING MEADOWS
REAL ESTATE TRANSFER TAX
EXEMPT # 4 AMOUNT 20.00
AGENT 3 Dunbar Ln.

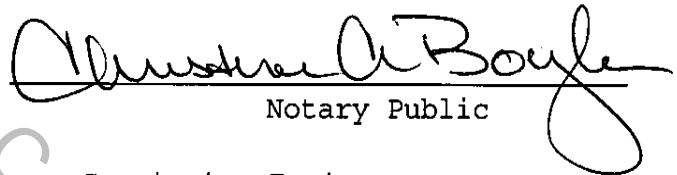
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that LAVONNE R. SOELBERG, divorced and not since remarried, personally known to me to be the same person whose name is subscribed to the foregoing document appeared before me this day in person and acknowledged that she signed, sealed and delivered the same instrument as her 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 9th day of February, 1999.




Notary Public

Commission Expires:

C:\My Documents\Soelberg\Deed in trust Rolling Meadows.wpd; 2/2/99

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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 29, 1999 Signature: Christine A Boyle
Grantor or Agent

Subscribed and sworn to before me by the
said agent this
29 day of February, 1999.

Notary Public Debra A Bumblis



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 2-9, 1999 Signature: Christine A Boyle
Grantee or Agent

Subscribed and sworn to before me by the
said agent this
9 day of February, 1999.

Notary Public Debra A Bumblis



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