

UNOFFICIAL COPY

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3/8/0058 50 001 Page 1 of 5  
1999-03-26 12:29:16  
Cook County Recorder 29.50



**DEED IN TRUST  
(ILLINOIS)**



99294646

**MAIL TO:**

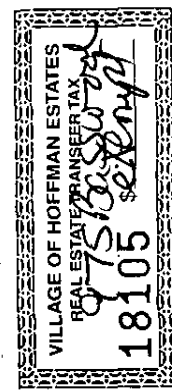
Joseph M. Lucas  
224 West Main Street  
Barrington, Illinois 60010

**NAME & ADDRESS OF TAXPAYER:**

Fawn R. Argo  
300 South Roselle Road, #123  
Schaumburg, Illinois 60193

THE GRANTORS Arthur Strass, a widower, of the Village of Hoffman Estates, County of Cook, State of Illinois; Clifton Wagenknecht, married to Ellen Wagenknecht\*, of the Village of Barrington, County of Lake, State of Illinois; Dawn Wagenknecht, an unmarried woman, of the City of Oakland Park, County of Dade, State of Florida; Fawn R. Argo, divorced and not since re-married, of the Village of Schaumburg, County of Cook, State of Illinois; and Jeffrey Wagenknecht, married to Michelle Wagenknecht\*, of the Village of Streamwood, County of Cook, 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 QUITCLAIM unto Fawn R. Argo of 300 South Roselle Road, #123, Schaumburg, Illinois 60193, as Trustee under the provisions of a Trust Agreement dated the 18th day of January 1999, and known as ACDFJ TRUST AGREEMENT and unto all and every successor or successors in trust under said trust agreement, all interest in the following described real estate situate in the County of Cook and State of Illinois, to wit:

LOT 3 IN BLOCK 11 IN HOFFMAN ESTATES 1, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HIGGINS ROAD, TOGETHER WITH THAT PART OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF HIGGINS ROAD, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 5, 1955, AS DOCUMENT NUMBER 1612242, IN COOK COUNTY, ILLINOIS.



Common Address: 975 Basswood, Hoffman Estates, Illinois.  
Permanent Index Number: 07-14-109-003-0000

\*Ellen Wagenknecht and Michelle Wagenknecht sign only to waive(s) and release(s) 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.

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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; 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 the present or in the 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 consideration 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) 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.

DATED this 14th day of March, 1999.

Arthur H. Strass (SEAL)

Arthur Strass

[Signature] (SEAL)

Dawn Wagenknecht

Jeffrey Wagenknecht (SEAL)

Jeffrey Wagenknecht

Michelle Wagenknecht (SEAL)

Michelle Wagenknecht

Clifton Wagenknecht (SEAL)

Clifton Wagenknecht

Fawn R. Argo (SEAL)

Fawn R. Argo

Ellen Wagenknecht (SEAL)

Ellen Wagenknecht

\_\_\_\_\_ (SEAL)

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Arthur Strass personally known to me to be the same person(s) whose name is/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 notarial seal, this 24<sup>th</sup> Day of February, 1999.

Deborah Carder  
NOTARY PUBLIC

My commission expires on Dec 5, 2000.



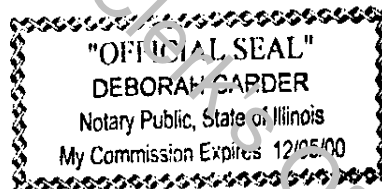
STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Clifton Wagenknecht and Ellen Wagenknecht personally known to me to be the same person(s) whose name is/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 notarial seal, this 4<sup>th</sup> Day of March, 1999.

Deborah Carder  
NOTARY PUBLIC

My commission expires on Dec 5, 2000.



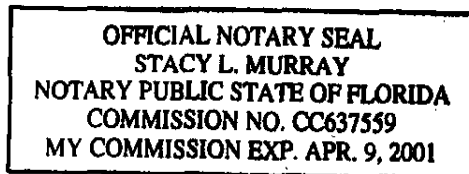
STATE OF FLORIDA )  
 ) SS:  
COUNTY OF BROWARD )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Dawn Wagenknecht personally known to me to be the same person(s) whose name is/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 notarial seal, this 11<sup>th</sup> Day of FEBRUARY, 1999.

Stacy L. Murray  
NOTARY PUBLIC

My commission expires on APRIL 9, 2001.



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Property of Cook County Clerk's Office

COOK COUNTY CLERK  
DEPARTMENT OF CLERK SERVICES  
100 NORTH LAKE STREET  
CHICAGO, ILLINOIS 60601

COOK COUNTY CLERK  
DEPARTMENT OF CLERK SERVICES  
100 NORTH LAKE STREET  
CHICAGO, ILLINOIS 60601

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF DePage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Fawn R. Argo personally known to me to be the same person(s) whose name is/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 notarial seal, this 12th Day of March, 1999.

Deborah Carder  
NOTARY PUBLIC

My commission expires on Dec 5, 2000.



STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF DePage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jeffrey Wagenknecht and Michelle Wagenknecht personally known to me to be the same person(s) whose name is/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 notarial seal, this 24th Day of February, 1999.

Deborah Carder  
NOTARY PUBLIC

My commission expires on December 5 2000.



### COUNTY - ILLINOIS TRANSFER STAMPS

NAME AND ADDRESS OF PREPARER:

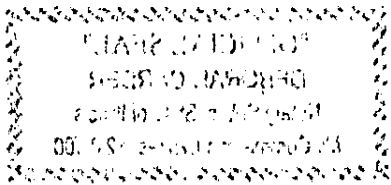
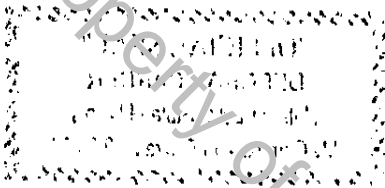
Joseph M. Lucas & Associates, L.L.C.  
224 West Main Street  
Barrington, Illinois 60010

EXEMPT UNDER PROVISIONS OR PARAGRAPH  
E4 SECTION 4, REAL ESTATE TRANSFER ACT  
DATE:

Deborah Carder  
Buyer, Seller or Representative

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Property of Cook County Clerk's Office



stml-gra.rea

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 entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

3-12-99  
Date

Heborah Carder  
Grantor or Agent

Subscribed and Sworn to before me  
this 12<sup>th</sup> day of March, 1999

Lori L. Gramm  
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.

3-12-99  
Date

Heborah Carder  
Grantee or Agent

Subscribed and Sworn to before me  
this 12<sup>th</sup> day of March, 1999

Lori L. Gramm  
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.)