



**COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
ROLLING MEADOWS**

The above space is for recorder's use only

**THE GRANTORS, James C. Martin and Judith K. Martin, husband and wife, of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant an undivided one-half (1/2) interest unto James C. Martin as Trustee under the provisions of a trust agreement dated the 9th day of December, 1998 and known as the James C. Martin Revocable Trust and an undivided one-half (1/2) interest unto James C. Martin as Trustee under the provisions of a trust agreement dated the 9th day of December, 1998 and known as the Judith I. Martin Revocable Trust (hereinafter referred to as "said trustee", regardless of the number of trustees,) 8101 Courte Drive, Niles, Illinois 60714, 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:**

Unit Number D-502 in Washington Court Condominium 4, as delineated on a survey of the following described real estate: Parcel 1 - Lot 4 in Washington Court Subdivision, being a subdivision in the Northeast 1/4 of the Northeast 1/4 of Section 14, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Exhibit C to the Declaration of Condominium recorded as Document 25938530, together with its undivided percentage interest in the common elements. Parcel 2 - Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Umbrella Declaration for Washington Court recorded as Document 24637308, as amended from time to time.

Permanent Real Estate Index Number: 09-14-201-053-1035  
Address of Real Estate: 8101 Courte Drive, Niles, Illinois 60714

**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 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 to 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.

In no such case shall any party dealing with said trustee in relation to said premises, or to whom said premises

Handwritten notes: 2007, 5-1-07, P-2, M Y



or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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 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 or made their mark this 9th day of December, 1998.

*James C. Martin*  
James C. Martin

*Judith K. Martin*  
Judith K. Martin

*David D. Letizia*  
David D. Letizia, Witness to the mark of Judith K. Martin

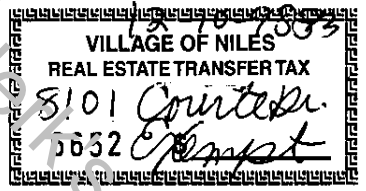
Residing at: 457 Parkview, Elmhurst, IL 60126

*Elaine P. Lenza*  
Elaine P. Lenza, Witness to the mark of Judith K. Martin

Residing at: 442-2 Cromwell Circle, Bartlett, IL 60103

Exempt under the provisions of §4(e) of the Real Estate Transfer Tax Act.

*[Signature]*  
Agent



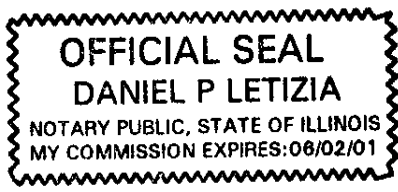
Dated: December 9, 1998

State of Illinois )  
County of DuPage ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James C. Martin and Judith K. Martin, 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 or made their mark on 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 9th day of December, 1998.

*[Signature]*  
Notary Public



This instrument was prepared by and should be returned to:

Send Subsequent Tax Bills to Grantee:

Daniel P. Letizia  
Letizia & Letizia, Ltd  
Two TransAm Plaza Drive, Suite 250  
Oakbrook Terrace, Illinois 60181

Mr. and Mrs. James C. Martin  
8101 Courte Drive  
Niles, IL 60714



# UNOFFICIAL COPY

PROPERTY OF COOK COUNTY CLERK'S OFFICE

not any other person or entity shall be deemed to have been authorized to act on behalf of the State of Illinois or any of its agencies, departments, or commissions, or any officer or employee thereof, in the absence of a written instrument in that behalf authorized by the State of Illinois or any of its agencies, departments, or commissions, or any officer or employee thereof, in the absence of a written instrument in that behalf authorized by the State of Illinois or any of its agencies, departments, or commissions, or any officer or employee thereof.

Property of Cook County Clerk's Office

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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: December 9, 1998

Signature: [Handwritten Signature]  
Grantor

Subscribed and sworn to before me by the said Grantor this 9th day of December, 1998.

Notary Public [Handwritten 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: December 9, 1998

Signature: [Handwritten Signature]  
Grantee

Subscribed and sworn to before me by the said Grantee this 9th day of December, 1998.

Notary Public [Handwritten 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.)