

UNOFFICIAL COPY 0010548972

3094/0003 03 001 Page 1 of 4  
2001-06-22 09:19:03  
Cook County Recorder 27.50



QUIT CLAIM DEED IN TRUST

The Grantors, SEYMOUR GABINER and EDITH I. GABINER, also known as EDITH L. GABINER, married to each other, of Cook County, Illinois, for a valuable consideration, receipt of which is hereby acknowledged, CONVEYS and QUITCLAIMS to SEYMOUR GABINER, TRUSTEE OF THE DECLARATION OF TRUST OF SEYMOUR GABINER dated May 14, 2001, and EDITH L. GABINER, TRUSTEE OF THE DECLARATION OF TRUST OF EDITH L. GABINER dated May 14, 2001, each as to an undivided one half (1/2 ) interest as tenants in common, all interest in the following described Real Estate situated in Cook County, Illinois, legally described as:

Lot 16 in Wietor's Granville Avenue Addition to North Edgewater in the West one half of the North 10 acres of (except the North 33 feet thereof) the South East Quarter of the North West Quarter of Section 6, Township 40 North, Range 14 East of the Third Principal Meridian according to the plat recorded October 18, 1924 as Document Number 8636160 in Cook County, Illinois.

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

Permanent Index Number 14-06-116-011-0000  
Property Address: 6153 N. Leavitt Street, Chicago, Illinois 60659

Full power and authority are hereby granted to said trustee to improve, manage and protect said premises; to contract to sell or grant options to purchase; to convey either with or without consideration; to convey the property to a successor or successors in trust; to mortgage, pledge or otherwise encumber the property; to lease said property, and to renew or extend leases upon such terms as the trustee deems advisable; 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, and to deal with the property and every part thereof in all other ways and for such consideration as would be lawful for any person dealing with the property who owns the same.

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In no case shall any party dealing with said trustee in relation to said premises be obliged to see 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 inquire into the terms of the trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to the 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 delivery thereof, the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or 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 her predecessor in trust.

The interest of each and every beneficiary and of all persons claiming under 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, but only an interest in the earnings, avails and proceeds thereof.

This deed is exempt pursuant to the provisions of Paragraph e, Section 4 of the Real Estate Transfer Tax Act.

Date: MAY 30, 2001

Robert A. Lehman, atty

IN WITNESS WHEREOF, the grantors have set their hands and seals this 30<sup>th</sup> day of MAY, 2001.

Seymour Gabiner  
SEYMOUR GABINER

Edith I. Gabiner  
EDITH I. GABINER

Edith L. Gabiner  
EDITH L. GABINER

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STATE OF ILLINOIS  
COUNTY OF COOK

I, ROBERT A SCHUMAN, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Seymour Gabiner and Edith I. Gabiner, also known as Edith L. Gabiner, married to each other, 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 purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 30th day of MAY, 2001.

Robert A Schuman  
Notary Public

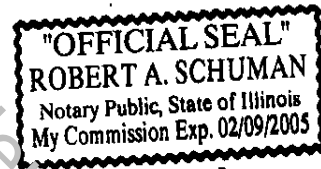
My commission expires: \_\_\_\_\_

This instrument was prepared by, and after recording, return to:

Robert Schuman  
555 Skokie Blvd., Suite 500  
Northbrook, Illinois 60062

Send subsequent tax bills to:

Seymour and Edith Gabiner  
6153 North Leavitt  
Chicago, Illinois 60659



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STATEMENT BY GRANTOR AND GRANTEE

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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 May 30, 2001, 19    

Signature: Robert A Schuman, atty  
Grantor or Agent

Subscribed and sworn to before me  
by the said Robert A Schuman  
this 30 day of May, 2001  
Notary Public Kary Erickson



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 May 30, 2001, 19    

Signature: Robert A Schuman, atty  
Grantee or Agent

Subscribed and sworn to before me  
by the said Robert A Schuman  
this 30 day of May, 2001, 19      
Notary Public Kary Erickson



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.)



EUGENE "GENE" MOORE

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

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