

# UNOFFICIAL COPY



0010559174

## QUIT CLAIM DEED IN TRUST

PLEASE RETURN RECORDED DEED TO:

Van Epps and Seifert  
263 North York Road, Ste. 201  
Elmhurst, Illinois 60126

THE GRANTOR, MARY L. ROSS, a widow, of 231 North Wolf Road, Hillside, County of Cook, State of Illinois, for and in consideration of Ten and no/100---(\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to MARY L. ROSS, not individually, but as Trustee under the provisions of THE MARY L. ROSS DECLARATION OF TRUST DATED JUNE 6, 2001, of 231 North Wolf Road, Hillside, County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 6 in Block 2 in Hillside Manor, a subdivision of that part of the North half of the Northwest quarter of Section 17, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois:

Permanent Index No.: 15-17-105-006

Property Commonly Known as: 231 North Wolf Road, Hillside, Illinois 60162

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time not exceeding the case of any single demise the term of 190 years, and to renew or extend leases upon any terms and for any period or periods

0010559174

3161/0049 03 001 Page 1 of 4

2001-06-26 10:27:52

Cook County Recorder 27.50

# UNOFFICIAL COPY

0010559174

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 respective 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 of 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 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, lease of mortgage 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 of 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 of other instrument, and 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 and 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, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and 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 Grantor, hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 18 day of June, 2001

  
\_\_\_\_\_  
Mary L. Ross

# UNOFFICIAL COPY

0010559174

Exempt under provisions of Paragraph E,  
Section 4 of the Real Estate Transfer Tax Act.

6-18-01 Mary L. Ross  
Date Seller/

VILLAGE OF HILLSIDE

JUN 18 '01



00.00

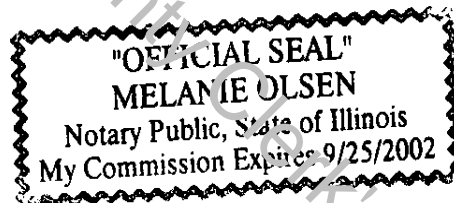
722166 REAL ESTATE TRANSFER TAX

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 Mary L. Ross, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said 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 18 day of June, 2001.

Melanie Olsen  
Notary Public



PREPARED BY:  
Van Epps and Seifert  
263 North York Road, Ste. 201  
Elmhurst, Illinois 60126  
(630) 832-2333

MAIL TAX BILLS TO:  
Mary Ross, Trustee  
231 North Wolf Road  
Hillside, Illinois 60162

UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

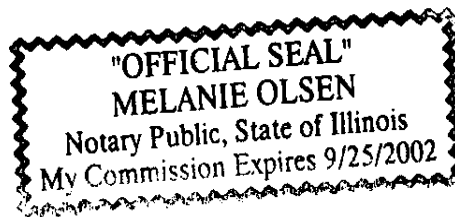
The Grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire real estate in 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 real estate under the laws of the State of Illinois.

Dated June 18, 2001.

Signature: Mary L. Ross  
Grantor for Agent

Subscribed and sworn to before me this 18 day of JUNE, 2001.

Melanie Olsen  
Notary Public



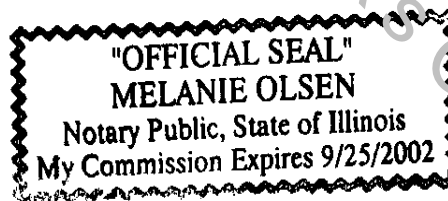
The Grantee or his/her agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire real estate in Illinois; a partnership 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 real estate under the laws of the State of Illinois.

Dated June 18, 2001.

Signature: Mary L. Ross  
Grantor or Agent

Subscribed and sworn to before me this 18 day of JUNE, 2001.

Melanie Olsen  
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 as 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 Illinois Real Estate Transfer Tax Act.)