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8/98/0074 11 001 Page 1 of 5

2001-08-07 12:47:00

Cook County Recorder 29.50

**QUIT CLAIM DEED IN TRUST
Statutory (Illinois)**



THE GRANTOR, JULIA J. PODGERS, of 2130 Old Willow Road, of the Village of Northfield, County of Cook, State of Illinois 60093, married to JEROME J. PODGERS, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS AND QUITCLAIMS** to the JULIA J. PODGERS LIVING TRUST, dated June 12, 2001

the following described Real Estate situated in the County of Cook, Village of Northfield, in the State of Illinois to wit:

Lot 2 of Alex Levernier's Subdivision of Lot 1 in Alex Levernier's Subdivision being a subdivision of the tract described as the north two-fifths of the west half of the northeast quarter of the southeast quarter of the northwest quarter of Section 24, Township 42 North, Range 12, east of the Third Principal Meridian (except the north 33.0 feet of said tract taken for road) in the Village of Northfield, Cook County, Illinois

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

SUBJECT TO: Covenants, conditions and restrictions of record; building lines, and building laws and ordinances; zoning laws and ordinances; public and utility easements; public roads and highways; and General Real Estate Taxes for 2000 and subsequent years.

Permanent Real Estate Index Number: 04-24-103-045-0000
Address of Real Estate: 2130 Old Willow Road
Northfield, Illinois 60093

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

Full power and authority is hereby granted to said trustee to improve, 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

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STATE OF MISSISSIPPI
IN SENATE

January 11, 1900.
The Senate has the honor to acknowledge the receipt of your communication of the 10th inst. in relation to the proposed amendment to the constitution of this State, and in reply to inform you that the same has been referred to the Committee on the Constitution, and that they will report thereon at the next session of the Senate.

Very respectfully,
Your obedient servant,
J. M. McRae,
Clerk of the Senate.

And in reply to inform you that the same has been referred to the Committee on the Constitution, and that they will report thereon at the next session of the Senate.

Very respectfully,
Your obedient servant,
J. M. McRae,
Clerk of the Senate.

And in reply to inform you that the same has been referred to the Committee on the Constitution, and that they will report thereon at the next session of the Senate.

Very respectfully,
Your obedient servant,
J. M. McRae,
Clerk of the Senate.

And in reply to inform you that the same has been referred to the Committee on the Constitution, and that they will report thereon at the next session of the Senate.

Very respectfully,
Your obedient servant,
J. M. McRae,
Clerk of the Senate.

successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, dedicate, 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 198 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 exchange said property, or any part thereof, for other real or personal property; to grant easements or changes 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 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) 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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such cases made and provided.

Dated this 23rd day of July 2001.

GRANTOR: Julia J. Rodgers Signature Julia J. Rodgers Print Name
Jerome S. Rodgers Signature Jerome S. Rodgers Print Name

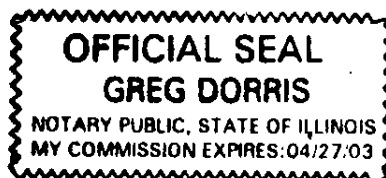
STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JULIA J. PODGERS, 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 23rd day of July 2001.

Commission expires 4. 27 2003.

Greg Dorris
Notary Public



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TRANSFER STAMPS

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub par E and Cook County Ord 83-0-27 par. E

Date 8-7-01 Sign. James Rodgers

Property of Cook County Clerk's Office

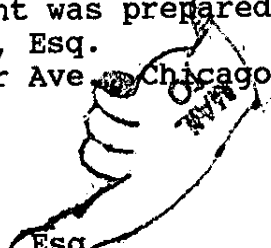
This instrument was prepared by:
James Podgers, Esq.
6007 N. Leader Ave. Chicago, Illinois 60646

MAIL DEED TO:

James Podgers, Esq.
6007 N. Leader Ave.
Chicago, Illinois 60646

SEND SUBSEQUENT TAX BILLS TO:

Julia J. Podgers
2130 Old Willow Road
Northfield, Illinois 60093



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PROPERTY OF COOK COUNTY

Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE
100 NORTH WASHINGTON STREET
CHICAGO, ILLINOIS 60602
TEL: (312) 603-1000
WWW.COOKCOUNTYCLERK.COM

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's 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 foreign corporation authorized to do business or to acquire and hold title to real estate in Illinois, a partnership authorized to do business or to 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 7-23, 2001 Signature: Julia J. Rodgers
Grantor or Agent

SUBSCRIBED AND SWORN TO before me by said Julia J. Rodgers
this 23rd day of July, 2001.

[Signature]
Notary Public

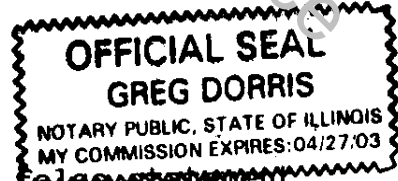


The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 13, 2001 Signature: Jerome J. Rodgers
Grantee or Agent

SUBSCRIBED AND SWORN TO before me by said Jerome J. Rodgers
this 23rd day of July, 2001.

[Signature]
Notary Public



NOTE: Any person who knowingly submits a ~~sales~~ statement concerning the identify 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.)

