

UNOFFICIAL COPY

0020182716

DEED IN TRUST
Illinois

1907/000 50 001 Page 1 of 3
2002-02-14 09:58:31
Cook County Recorder 25.50

THE GRANTOR , Mary L. Hansen, A Widow and not remarried,



of the County of Cook State of Illinois for and in consideration of TEN (\$10.00) Dollars, and other good and valuable considerations in hand paid, Convey s and (~~WARRANTY~~/QUIT CLAIM S) unto

Mary L. Hansen, 111 Park, River Forest, IL 60305

as Trustee under the provisions of a trust agreement dated the 2nd day of August, 2001, and known as Mary L. Hansen Trust # 1 (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook in the State of Illinois, to wit:

Lot 13 in Block 5 in E. S. Conway's Resubdivision of Ransom's Subdivision of the West Half of the East half of the South West quarter of Section 12, Township 39 North, Range 12 East of the Third Principal MERidian in Cook County, Illinois.

Exempt under Provision of Paragraph (e)
Section 4, Real Estate Transfer Tax Act.

2/13/02 Sign [Signature]

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST
[Signature]

Permanent Real Estate Index Number(s): 15-12-315-015-0000

Address(es) of Real Estate: 111 Park, River Forest, IL 60305

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 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 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.

Oak Park, IL 60301-1007

River Forest, IL 60305

1111 Westgate

111 Park

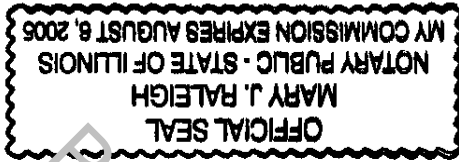
James E. Howie, Jr

Mary L. Hansen

Mail to:

Send subsequent tax bills to:

This instrument was prepared by James E. Howie, Jr., 1111 Westgate, Oak Park, IL 60301



EXEMPTION APPROVED. DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST

Notary Public [Signature]

Given under my hand and official seal, this 12th day of February, 2002.

personally known to me to be the same person as _____ whose name is _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ signed, sealed and delivered the said instrument as _____ her _____ free and voluntary act, for the uses and purposes thereof set forth, including the release and waiver of the right of homestead.

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the presence of _____ MARY L. Hansen, a widow and not remarried

Mary L. Hansen (SEAL) [Signature]

In Witness whereof, the grantor _____ aforesaid has _____ herunto set her _____ hand _____ and seal _____ this 12th day of February, 2002. XXXXXX

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, mortgage, lease 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 _____ hereby expressly waives _____ and releases _____ 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 other wise.

UNOFFICIAL COPY

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.

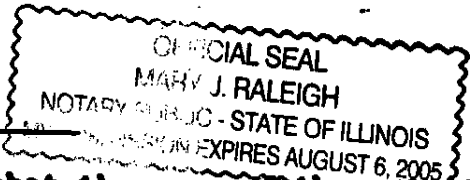
Dated 02/13/02, 1902

Signature: _____

James E. Howie, Jr.
Grantor or Agent

Subscribed and sworn to before me by the said James E. Howie, Jr. this 13th day of February, 2002.

Notary Public Mary J. Raleigh



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.

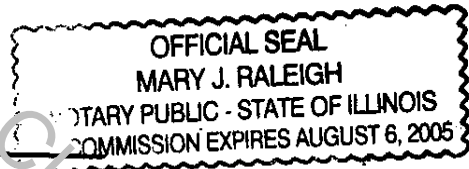
Dated 02/13/02, 1902

Signature: _____

James E. Howie, Jr.
Grantee or Agent

Subscribed and sworn to before me by the said James E. Howie, Jr. this 13th day of February, 2002.

Notary Public Mary J. Raleigh



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.)

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST.
Dan M. Mayzall