

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

0020249847

2248/0125 49 001 Page 1 of 4
2002-03-05 14:59:13
Cook County Recorder 27.50



0020249847

Above Space for Recorder's Use Only

THIS GRANTORS,
MICHAEL W. COLLYER, married to Lisa Swenson Collyer; and
ROSE COLLYER, divorced and not since remarried

of the County of Cook and State of Illinois, for and in consideration of TEN (\$10.00) Dollars, and other good and valuable consideration in hand paid, Convey and Quit Claim AN UNDIVIDED ONE HALF (1/2) INTEREST TO MICHAEL W. COLLYER as Trustee of the Michael W. Collyer Declaration of Trust dated May 3, 1999; and AN UNDIVIDED ONE HALF (1/2) INTEREST TO LISA SWENSON COLLYER as Trustee of the Lisa Swenson Collyer Declaration of Trust dated May 3, 1999

(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 agreements (hereinafter referred to as "trust agreement" regardless of the number of trust agreements), the following described real estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON PAGE THREE ATTACHED HERETO AND MADE A PART HEREOF

THIS PROPERTY IS NOT SUBJECT TO HOMESTEAD RIGHTS

Permanent Real Estate Index Numbers: 14-20-202-005 and 14-20-202-006
Address(es) of Real Estate: 933-935 and 937-939 West Irving Park Road, Chicago, Illinois

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 re-subdivide 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 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 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.

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0020249847 Page 2 of 4

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.

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 hand and seals this 30th day of January, 2002



Michael W. Collyer

(Seal)



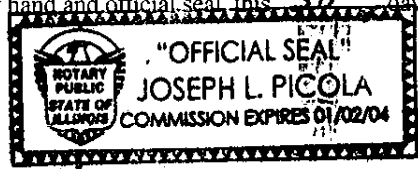
Rose Collyer

(Seal)

State of Illinois, County of Cook ss,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL W. COLLYER and ROSE COLLYER, personally known to me to be the same persons whose names 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 uses and 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 January, 2002





NOTARY PUBLIC

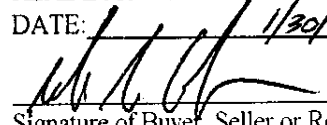
This instrument was prepared by John G. Wolf, Attorney at Law, 3901 North Lincoln Avenue, Chicago, IL 60613

MAIL TO:

John G. Wolf, Attorney at Law
3901 North Lincoln Avenue
Chicago, Illinois 60613

EXEMPT UNDER PROVISIONS OF
PARAGRAPH e, SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: 1/30/02

Recorder's Office Box No.



Signature of Buyer, Seller or Representative

LEGAL DESCRIPTION

LOTS 2 AND 3 IN BLOCK 1 IN ALDRICH'S SUBDIVISION IN THE WEST 1/2 OF BLOCK 2 IN LAFLIN, SMITH AND DYER'S SUBDIVISION IN THE NORTH EAST 1/4 (EXCEPT 1.28 ACRES IN THE NORTHEAST CORNER) OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

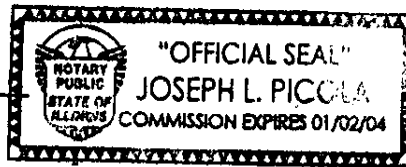
STATEMENT BY GRANTOR AND GRANTEE

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 and hold title to real estate under the laws of the State of Illinois.

Dated JAN. 30, ~~18~~ 2002 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
me by the said MICHAEL W. COLLYER
this 30th day of JAN
2002

Notary Public [Signature]

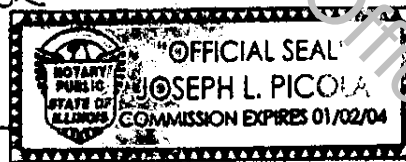


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 JAN. 30, ~~18~~ 2002 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
me by the said MICHAEL W. COLLYER
this 30th day of JAN
2002

Notary Public [Signature]



NOTE: Any person who knowingly submits 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 offense.

(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)