

# UNOFFICIAL COPY

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2002-02-21 16:13:07  
Cook County Recorder 27.50

GEORGE E. COLE  
LEGAL FORMS

NO. \_\_\_\_\_  
January 2002

**DEED IN TRUST**  
**(ILLINOIS)**

CAUTION: Consult a lawyer before using or acting under this form.  
*Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.*



0020206991

**THE GRANTOR**

Robert B. Smith  
4343 Sauk Trail  
Richton Park, IL 60417

of the County of Cook and State of Illinois  
for and in consideration of Ten Dollars, and  
other good and valuable considerations in hand paid, Conveys  
and ( WARRANTS / QUIT CLAIMS ) \* unto

Robert B. Smith

as Trustee under the provisions of a trust agreement dated the  
5th day of December, 2001, known as  
Robert B. Smith Self Declaration of Trust and unto all and  
Every successors in trust under said trust agreement, the following  
Described real estate in the County of Cook and State of Illinois,  
to wit:

Lot One Hundred Twenty-Three (123) in Village West Cluster 5, a subdivision of a part of a Parcel of Land being a part of the West half (1/2) of the Northeast Quarter (1/4) and the East Half (1/2) of the Northwest Quarter (1/4) of Section 2, Township 35 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois and more particularly described as follows: Commencing at a point, being the intersection of the North line of said Section 2 with the North and South centerline of the Northeast Quarter (1/4); thence along said centerline South 0 degrees, 26 minutes, 50 seconds East, 1672.30 feet to a point, being the point of a beginning; thence continuing along said centerline South 0 degrees, 26 minutes, 50 seconds East, 1012.03 feet to a point in the East and West centerline of said Section 2; thence along said centerline North 89 degrees, 59 minutes, 49 seconds West, 1306.44 feet to a point in the East Right-of-Way of Central Park Avenue; thence along aforesaid Right-of-Way North 9 degrees, 31 minutes 25 seconds West, 387.78 feet to a point in the South Right-of-Way Village Drive; thence along aforesaid Right-of-Way North 80 degrees, 28 minutes, 35 seconds East 108.34 feet to a point of curve; thence along a curve to the right having a radius of 950 feet a distance of 94.98 feet to a point of tangency; thence continuing along aforesaid Right-of-Way North 36 degrees, 12 minutes, 18 seconds East, 363.28 feet to a point of curve; thence along a curve to the left having a radius of 447 feet a distance of 724.65 feet to a point of tangency; thence continuing along aforesaid Right-of-Way North 6 degrees, 40 minutes, 48 seconds West, 75.95 feet to a point; thence leaving aforesaid Right-of-Way North 89 degrees, 33 minutes, 10 seconds East 443.82 feet to the point of the beginning, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on December 15, 1972, as Document Number 2665716, and Surveyor's Affidavit of Correction registered on October 28, 1974, as Document Number 2780625, and Surveyor's Certificate of Correction registered on May 21, 1975, as Document Number 2808763.

Permanent Real Estate Index Number(s): 31-02-204-123

Address(es) of Real Estate: 3504 Golfview Dr., Hazel Crest, IL 60429

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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 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, to lease 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 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.

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 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 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 the 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 case made and provided.

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 otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this Sixth day of April, 2002

[Signature] (SEAL)  
\_\_\_\_\_  
(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  
Robert B. Smith

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IMPRESS  
SEAL  
HERE

personally known to me to be the same person 15 whose name \_\_\_\_\_  
subscribed to the foregoing instrument, appeared before me this day in person, and  
acknowledged that they signed, sealed and delivered the said instrument as  
his 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 6 day of February, 2002  
Commission expires \_\_\_\_\_, 20   Michael M. Silbert  
NOTARY PUBLIC

This instrument was prepared by Michael M. Silbert, 100 N. LaSalle, Suite 2200, Chicago, IL 60602  
(Name and Address)

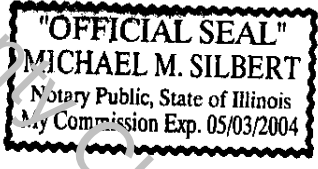
\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT BILLS TO:  
Robert B. Smith  
(Name)

Michael M. Silbert  
(Name)  
Mail to: 100 N. LaSalle, Ste. 2200  
(Address)  
Chicago, Illinois 60602  
(City, State, and Zip)

4343 Sauk Trail  
(Address)  
Richton Park, IL 60417  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_



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STATEMENT BY GRANTOR AND GRANTEE 20206391  
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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 2/20/02, 19\_\_

Signature: Michael Silbert  
Grantor or Agent

Subscribed and sworn to before me by the said MICHAEL SILBERT this 20TH day of FEB 2002, 19\_\_

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 2/20/02, 19\_\_

Signature: Michael Silbert  
Grantee or Agent

Subscribed and sworn to before me by the said MICHAEL SILBERT this 20TH day of FEB 2002, 19\_\_

Notary Public [Signature]

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.)