

EP 2884

LUNOFFICIAL COPY

0020782415

PREPARED BY:

James C. Gipson  
1503 W. 73rd St.  
Chicago, IL. 60636

9418/0224 18 001 Page 1 of 3  
2002-07-17 12:07:53  
Cook County Recorder 25.00

MAIL TO:

Standard Bank and Trust Co.  
7800 W. 95th St.  
Hickory Hills, IL. 60457



0020782415

DEED IN TRUST

2  
4  
D

THIS INDENTURE WITNESSETH that the Grantor James C. Gipson

of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid. Convey and warrant unto STANDARD BANK AND TRUST COMPANY, a corporation of Illinois as Trustee under the provisions of a Trust Agreement dated the 16th day of May, 1995, and known as Trust Number 14873 the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 25 in the Resubdivision of Block 4 in High Ridge Addition to Auburn being a Subdivision of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 38 North Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 20-32-200-032-0000

Property location: Commencing approximately 100 feet North (on the east side of Racine Ave.) from the Northeast corner of Racine & 80th St., Chicago, IL. 60620

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH E, SECTION 4,  
REAL ESTATE TRANSFER TAX ACT.

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago transaction Tax ordinance by paragraph(s) 4 of Section 200.1-2B6 of said ordinance.

DATE: 5-29-02

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 98 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

BOX 333-CTD

# UNOFFICIAL COPY

0020782415  
Page 2 of 3

The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intencion hereof being to vest in said STANDARD BANK AND TRUST COMPANY the entire legal and equitable title in fee, in and to all the premises above described.

And the said grantor hereby expressly waive and release any and all right or benefit under and by virture 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 ha hereunto set hand and seal this 15th day of May, 2002

James C. Gipson  
JAMES C. GIPSON

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY, that JAMES C. GIPSON

personally known to me to be the same person whose name subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he 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 Notarial seal this 15th day May, A.D. 2002

"OFFICIAL SEAL"  
Patricia A. Ralphson  
Notary Public, State of Illinois  
My Commission Expires 12-10-03

Patricia A. Ralphson  
NOTARY PUBLIC

Notary Public, State of Illinois  
My Commission Expires 12-10-03

DEED IN TRUST

(WARRANTY DEED)



STANDARD BANK AND TRUST CO.  
7800 West 95th Street, Hickory Hills, IL 60457

UNOFFICIAL COPY

0020782415 Page 3 of 3

EXEMPT AND ABI TRANSFER DECLARATION STATEMENT  
REQUIRED UNDER PUBLIC ACT 87-543  
COOK COUNTY ONLY

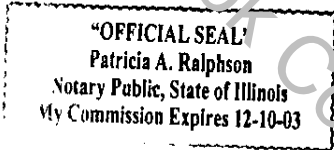
The GRANTOR or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person; an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 15, 2002

James C. Gipson  
GRANTOR OR AGENT

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK    )

Subscribed and sworn to before me this 15th day of May, 2002



My commission expires:

Patricia Ralphson  
Notary Public

20782415

\*\*\*\*\*

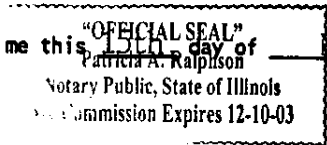
The GRANTEE or his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person; an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois; 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 MaY 15, 2002

James C. Gipson  
GRANTEE OR AGENT

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK    )

Subscribed and sworn to before me this 15th day of May, 2002



My commission expires:

Patricia Ralphson  
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 a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act]

UNOFFICIAL COPY

Property of Cook County Clerk's Office