

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

0020812110

9590/0129 49 001 Page 1 of 4
2002-07-24 15:18:12
Cook County Recorder 27.50

THE GRANTOR, Dolores M. Michael, married to Thomas L. Michael, of the Village of River Forest, County of Cook, and State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEYS and QUIT CLAIMS to Dolores M. Michael, not individually, but as trustee of the Dolores M. Michael Trust Dated June 11, 2002, whose current address is 1227 North Ashland Avenue, River Forest, Illinois 60305

(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, 100% of the Grantor's interest in the following described real estate in the County of Cook, State of Illinois, to wit:

LOT 11 IN NELS P. GUSTAFSON'S 1ST FOREST HIGHLANDS SUBDIVISION, BEING A SUBDIVISION OF THE EAST 4 ACRES OF THE SOUTH 18 ACRES OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Real Estate Index Number: 15-01-113-016-0000

Property address: 1227 North Ashland Avenue, River Forest, Illinois 60305

NO CONVEYANCE TAX IS DUE AS THIS IS A CONVEYANCE FOR NO CONSIDERATION.

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



EXEMPTION APPROVED
DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST

A handwritten signature in black ink, appearing to read "Helen Morgan".

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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, 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 thereof, 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 the 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 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.

And the said grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing the exemption of homesteads from sale on execution or otherwise.

EXEMPTION APPROVED
 DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST
Randall M. Nagel

UNOFFICIAL COPY

Blurred header text, possibly containing document identification or date information.

Property of Cook County Clerk's Office

In Witness Whereof, the undersigned has set her hand this 3rd day of ~~June~~^{July}, 2002. *DMM*

Dolores M. Michael
Dolores M. Michael

Thomas L. Michael
Thomas L. Michael

Thomas L. Michael signing solely for the purposes of waiving homestead.

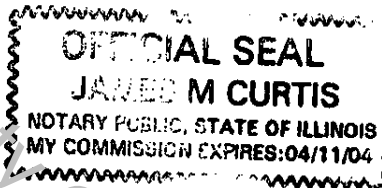
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dolores M. Michael and Thomas L. Michael, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they signed, sealed and delivered the said instrument as their free and voluntary acts, 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 3rd day of ~~June~~^{July}, 2002. *DMM*

James M. Curtis
Notary Public

My commission expires: 4/11/04



This instrument was prepared by and after recording return to:

Send subsequent tax bills to:

John P. Fadden, Esq.
Chuhak & Tecson, P.C.
30 South Wacker Drive
Suite 2600
Chicago, Illinois 60606

Dolores M. Michael, as trustee
1227 North Ashland Avenue
River Forest, Illinois 60305

Exempt under provisions of Paragraph E, Section 31-45 Real Estate Transfer Tax Law

6/12/02
Dated

John P. Fadden
Signature

EXEMPTION APPROVED
DEPUTY VILLAGE CLERK, VILLAGE OF RIVER FOREST
Dawn M. ...

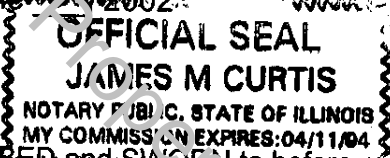
UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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.

Date: ~~June 3~~ ^{July} 2002



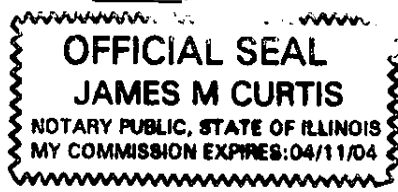
Signature: Dolores M. Michael
Dolores M. Michael

SUBSCRIBED and SWORN to before me this 3rd day of ~~June~~ ^{July}, 2002.

James M. Curtis
Notary Public
My commission expires: 4/11/04

The grantee or her agent affirms that, to the best of 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 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.

Date: ~~June 3~~ ^{July} 2002



Signature: Dolores M. Michael
Dolores M. Michael, as Trustee

SUBSCRIBED and SWORN to before me this 3rd day of ~~June~~ ^{July}, 2002.

James M. Curtis
Notary Public
My commission expires: 4/11/04

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 provisions of Section 4 of the Illinois Real Estate Transfer Act.]

EXEMPTION APPROVED
MORTGAGE CLERK, VILLAGE OF RIVER FOREST
Dawn Maszala