

GRANTOR(S), Jeffrey A. Kane and Dawn R. Kane, husband and wife, 4425 W. 151<sup>st</sup> ST, Midlothian, Illinois 60445, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby CONVEY(S) and QUIT CLAIMS to: DAWN R. KANE, as Trustee of the DAWN R. KANE TRUST dated February 13, 2002, Dawn R. Kane, beneficiary, an undivided 1/2 Interest and JEFFREY A. KANE, as Trustee of the JEFFREY A. KANE TRUST dated February 13, 2002, JEFFREY A. KANE, beneficiary, an undivided 1/2 Interest as Tenants in Common, 4425 W. 151<sup>st</sup> ST, Midlothian, Illinois 60445, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See Reverse Side)

0020999020

1633/0125 50 001 Page 1 of 3  
2002-09-11 15:22:19  
Cook County Recorder 28.50



For Recorder's Use

PERMANENT INDEX NUMBER(S). 26-15-103-042-0000

Commonly known as: 4425 W. 151<sup>st</sup> ST, Midlothian, Illinois 60445

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (A) to manage, improve, divided or subdivide the trust property, or any part thereof, (B) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (C) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (D) To dedicate parks, street, highways, or alleys, and to vacate any portion of the premises. (E) To lease and enter into releases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All the covenants, conditions, powers, rights and duties vested hereby, in the respective parties; shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

Handwritten notes: Sps, 22, m, y, cw

# UNOFFICIAL COPY

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 9th day of July, 2002

20999020

Jeffrey A. Kane (SEAL)  
Jeffrey A. Kane

Dawn R. Kane (SEAL)  
Dawn R. Kane

STATE OF ILLINOIS )  
COUNTY OF DU PAGE )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid. DO HEREBY CERTIFY that Jeffrey A. Kane and Dawn R. Kane personally known to me to be the same person(s) whose name(s) 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 my hand and seal this 9th day of July, 2002



Diane B. Cook  
Notary Public

### LEGAL DESCRIPTION

LOT 2 IN CRESCENT RESUBDIVISION, A RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 3 IN ARTHUR T. McINTOSH AND COMPANY'S CICERO AVENUE SUBDIVISION IN SECTIONS 15 AND 16, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
e 35ILCS 200/31-45. (PROPERTY TAX CODE)

Brett M. Dale / r      7/9/02  
ATTORNEY / REPRESENTATIVE      DATE

<b>Deed prepared by:</b> Brett M. Dale 1755 S. Naperville Road, #200 Wheaton, IL 60187	<b>Send tax bill to:</b> Jeffrey A. and Dawn R. Kane, Trustees 4425 W. 151 <sup>st</sup> ST, Midlothian, Illinois 60445	<b>After recording return to:</b> Brett M. Dale 1755 S. Naperville Road, # 200 Wheaton, IL 60187
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# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or 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 and hold title to real estate under the laws of the State of Illinois.

Dated: July 11, 2002

Signature: Jeffrey A. Kane  
JEFFREY A. KANE

20999020

Subscribed and Sworn to before me this

July 11, 2002.

Diane B. Cook  
Notary Public



The grantee or the grantee's 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: July 11, 2002

Signature: Jeffrey A. Kane  
JEFFREY A. KANE

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 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 Tax Act.)

Subscribed and Sworn to before me this

July 11, 2002.

Diane B. Cook  
Notary Public

