0021198603
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2002-10-30 13:36:09
Cook County Recorder 32.50

THIS INSTRUMENT WAS PREPARED BY:

Lawrence M. Gritton
KATZ RANDALL WEINBURG & RICHMOND
333 West Wacker Drive, Suite 1800
Chicago, Illinois 60606

KRWR File No. 07995.01800

AFTER RECORDING MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

David Carlson
1001 East 99th Street
Chicago, Illinois 60628

0021198603

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DEED IN TRUST

ROSE M. CARLSON ("**GRANTOR**"), married to David Carlson, 2126 Hidden Valley Drive, Crown Point, Indiana, for and in consideration of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS unto RICHARD CARLSON and PHYLLIS CARLSON, not individually, but as Co-Trustees of the Carlson Family Trust under Trust Agreement dated December 18, 1992, and unto all and every successor or successors in trust under said Trust Agreement ("**GRANTEE**"), the following described real estate in the County of Cook and State of Illinois, to wit:

See **Exhibit "A"** attached hereto and incorporated herein.

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.

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 or 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

LGRITTON/514297.1

Exempt under provisions of Paragraph e, Section Real Estate Transfer Act.
10/28/02
Date
Agent, Buyer, Seller or Representative

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 part 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 obligated to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obligated 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 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 the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the GRANTOR aforesaid has hereunto set her hand and seal this 18th day of October, 2002.

Rose M. Carlson

David Carlson, who joins in this deed solely to release homestead

21198603

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 ROSE M. CARLSON and DAVID CARLSON, 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 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 waive of the right of homestead.

Given under my hand and official seal this 19th day of October, 2002.

Commission expires 12/2/02.

NOTARY PUBLIC

"OFFICIAL SEAL"
SANDRA L. BISKE
NOTARY PUBLIC STATE OF ILLINOIS
My Commission Expires 12/02/2002

EXHIBIT "A"

21198603

LEGAL DESCRIPTION

THE NORTH 324.83 FEET OF THE EAST 402.30 FEET OF THE WEST 1808.88 FEET (EXCEPTING THEREFROM THE SOUTH 28.00 FEET OF THE EAST 90.00 FEET OF THE WEST 140.00 THEREOF) OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-11-300-033

STREET ADDRESS: 1051 East 99th Street, Chicago, Illinois 60628

STATEMENT BY GRANTOR AND GRANTEE

21198603

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 the 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 10/29, 2002

Signature: Mary Dobranski
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 29th day of Oct., 2002.

Notary Public: Christine M Ross

OFFICIAL SEAL
CHRISTINE M ROSS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/14/04

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 10/29 2002

Signature: Mary Dobranski
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 29th day of Oct., 2002.

Notary Public: Christine M Ross

OFFICIAL SEAL
CHRISTINE M ROSS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/14/04

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

MDOBRANSKI/463389