

UNOFFICIAL COPY

0021240325

2074/0084 00 001 Page 1 of 3

2002-11-08 15:30:49

Cook County Recorder 32.50



0021240325

DEED IN TRUST

THE GRANTOR, EDNA MAE HART, an unmarried person of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN AND 00/100ths (\$10.00) Dollars, and other good and valuable considerations in hand paid, Conveys and Quitclaims to EDNA MAE HART, Trustee, or her successors in trust, under the EDNA MAE HART LIVING TRUST dated **SEP 19 2002**, and any amendments thereto, all her interest in and to the following described real estate in Cook County, Illinois:

SEE EXHIBIT "A", ATTACHED HERETO, FOR LEGAL DESCRIPTION.

Street address: 5471 South Hyde Park
City, state, and zip code: Chicago, IL 60615
Real estate index number: 20-12-114-046-1009

Exempt under Real Estate Transfer Tax Act Sec. 4 Par. E and Cook County Ord. 95104 Para. E

Date **SEP 19 2002** Sign EDNA MAE HART

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the 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 the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of 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.

The 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.

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

Unit No. 10A as delineated on Plat of Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"): Lot 4 and the North half of Lot 5 in Block 1 in East End Subdivision of the part of the South 7.86 chains of the South West fractional quarter of Section 12 and of the North 10 chains of the North West fractional quarter of Section 13, lying East of the East line of Park Avenue in Township 38 North, Range 14, East of the third principal meridian (except from said premises the East 8 feet thereof taken for an alley) in Cook County, Illinois, which Plat of Survey is attached as Exhibit "A" to Declaration of Condominium made by National Boulevard Bank of Chicago, a National Banking Association, as Trustee under Trust Agreement dated August 28, 1969, and known as Trust No. 3229 recorded in the Office of Recorder of Cook County, Illinois, as Document No. 21607606; together with an undivided 2.820% interest in said Parcel (excepting from said Parcel all the property and space comprising all the units thereof as defined and set forth in Declaration and Plat of Survey), in Cook County, Illinois.

Also:

Rights and easements appurtenant to the above described real estate; the rights and easements for the benefit of said property set forth in the aforementioned Declaration as amended and the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

21240325

STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his Agent affirms that, to the best of his/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.

Edna Mae Hart

EDNA MAE HART

Signature of Grantor or Agent

SEP 19 2002, 2002

Subscribed and sworn to before me by the
said EDNA MAE HART

this 19 day of Sept, 2002

Nancy Franks Straus

Notary Public



The **Grantee** or his/her 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.

Edna Mae Hart

EDNA MAE HART

Signature of Grantee or Agent

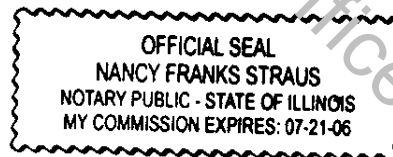
SEP 19 2002, 2002

Subscribed and sworn to before me by the
said EDNA MAE HART

this 19 day of Sept, 2002

Nancy Franks Straus

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 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.)

UNOFFICIAL COPY

Property of Cook County Clerk's Office