

UNOFFICIAL COPY

0021273407

3236/0319 45 001 Page 1 of 5
2002-11-18 12:35:07
Cook County Recorder 32.50

DEED IN TRUST (Illinois)



THE GRANTOR,

MELISSA H. HANSON, n/k/a MELISSA H. COLEMAN, married to JAMES L. COLEMAN, Jr.

of the County of Kane and State of Illinois for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, Conveys and Quit Claims unto:

**MELISSA N. COLEMAN
122 Whittington Course
St. Charles Illinois 60174**

as Trustee under the provisions of a trust agreement dated the 7th day of **August, 2002** (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, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION OF REAL ESTATE ON ATTACHED PAGE.

Exempt under the provisions of Paragraph e, Section 4,
of the Illinois Real Estate Transfer Tax Act.

8/31/02 *W. Charles Jones, Jr.*
DATE BUYER, SELLER or REPRESENTATIVE

Permanent Real Estate Index Number(s): 14-28-318-064-1112

Address of real estate: 2626 Lakeview Ave. Unit 1104, Chicago, IL 60614

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth. 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, in possession or reversion, by leases to commence *in praesenti* or *in futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise

34
P
5-
in Y
BW

UNOFFICIAL COPY

the term of 198 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 contract to make leases and to grant options to lease and options to renew Leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of 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 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 this 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 trusts, 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.

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 said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby 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.

And the said Grantors hereby expressly waive and release 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.

21273407

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 31st day of August, 2002.

Melissa H. Coleman
 Melissa H. Coleman

James L. Coleman JR.
 James L. Coleman JR.

*signature is affixed here solely for the purpose of releasing his homestead rights.

State of Illinois)
) ss.
County of)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Melissa H. Hanson, n/k/a Melissa H. Coleman, married to James L. Coleman**, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

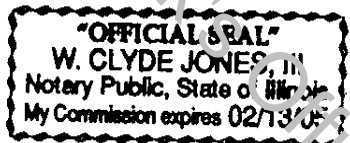
Given under my hand and official seal, this 31st day of August, 2002.

W. Clyde Jones, III
Notary Public

My Commission Expires: 2/13/05

This instrument was prepared by:

W. Clyde Jones, III
 JONES LEMON GRAHAM & CLANCY
 28 North Bennett Street, Suite A
 Post Office Box 805
 Geneva, Illinois 60134-0805
 (630)208-0805

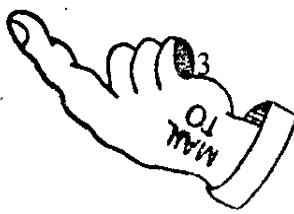


Mail Recorded Deed To:

W. Clyde Jones, III
 JONES LEMON GRAHAM & CLANCY
 28 North Bennett Street, 'A'
 Post Office Box 805
 Geneva, Illinois 60134-0805

Send Subsequent Tax Bills To:

Melissa H. Coleman, Trustee
 122 Whittington Course
 St. Charles, Illinois 60174



21273407

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Unit 1104 as delineated on Survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lots 13, 14, 15, and 16 in Subdivision of Block 3 of Outlot "A" of Wrightwood, being a Subdivision of the South West 1/4 of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, according to the Plat thereof recorded November 17, 1886 as Document Number 773976 in Book 24 of Plats, Page 31 in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium Ownership for The 2626 Lakeview Condominium Association made by American National Bank and Trust Company of Chicago, as Trustee under Trust Agreement dated May 4, 1967 and known as Trust Number 25000 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 23671679 amended by Amendment recorded December 16, 1985 as Document 85324891 together with its undivided percentage interest in said Parcel (Excepting from said Parcel all the property and space comprising all the units as defined and set forth in said Declaration and Survey) in Cook County, Illinois.

Permanent Index Number: 14-28-318-064-1112

Commonly known as 2626 Lakeview Ave., Unit 1104, Chicago, IL

21273407

Cook County Clerk's Office

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

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: August 31, 2002 Signature: W. Clyde Jones III Attorney
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said 1200 this 12 day
of September, 2002



Cathy A. Pettinato
Notary Public

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: August 31, 2002 Signature: W. Clyde Jones III Attorney
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said 1244 this 12 day
of September, 2002



Cathy A. Pettinato
Notary Public

[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.]

21273407