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2002-12-11 10:39:43 Cook County Recorder

30.00

This Indenture is made on October 25, 2002. THE GRANTORS, James G. Sporleder and Cathy M. Sporleder, husband wife, parties of the first part, of 202 Pine Tree Lane, LaGrange, Illinois 60526, Cook County, for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, Convey and Quit Claim an undivided 50% interest unto James G. Sporleder, Trustee, and said trustee's successors in trust, moer the James G.

Section 4, Real Estate Transfer Tax Act.

Sporleder Declaration of Trust dated June 22, 2000 and an undivided 50% interest unto Cathy M. Sporleder, Trustee, and said trustee's so cessors in trust, under the Cathy M. Sporleder Declaration of Trust dated June 22, 2000 (each of such trusts be reafter referred to as the "Trust"), said trustees and their successors in trust being the parties of the second part and being sometimes hereafter referred to as the "trustee", regardless of the number of trustees, of all of grantors' right, titl, and interest in and to the following described real estate, situated in Cook Exempt under provisions of Paragraph (6) County, Illinois, to-wit:

SEE ATTACHED LEGAL DESCRIPTION

To Have and to Hold the said premises, to ever with all and singular the appurenances and privileges entative thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, e ther in possession, or expectancy of, to the only proper use, benefit and behoof of the said party of the second part, and tinto every successor or successors in trust under said Trust, FOREVER.

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 authority vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber and property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or revarion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not enceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and in any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time at times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to jurchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present of fixing 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, trustee 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 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 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 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 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.

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 homestead, or its equivalent, from sale on execution or otherwise.

In Witness Whereor, the said parties of the first part, have hereunto set their hands and seals as of the date first written above.

James & Sporleder

Cathy M. Sporleder

Signed and Sealed in Presence of

State of Illinois

**S**\$

County of DuPage

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTYLY THAT James G. Sporleder and Cathy M. Sporleder, personally known to me to be the same persons whose names a subscribed to the foregoing Instrument, appeared before me this day in person and acknowledged that they signed seried and delivered 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 under my hand and Notarial Seal

TO A MAIN AND NOTATIAL SEAL 10/25/0

OFFICIAL SEAL

Notary Public

\*NO CHANGE IN TAX BILL INFORMATION

This Instrument Prepared By & After Recording Should Be Returned To:

Janet Rae Montgomer

Pokorny and Associates, Limited

1000 Jorie Boulevard • Suite 260

Oak Brook, Illinois 60523

Send Tax Bills & All Tax Notices To: Mr. and Mrs. James H. Sporleder

202 Pine Tree Lane

LaGrange Park, Illinois 60526

# UNOFFICIAL COPY LEGAL DESCRIPTION

Lot 11 in Brezina Woods Addition to LaGrange Park, being a subdivision of part of the Northeast Quarter of Section 28, Township 39 North, Range 12, East of the Third Principal Meridian, as created by Document T3448466 registered July 17, 1985, in Cook County, Illinois.

PARCEL IDENTIFICATION # 15-28-213-007

**COMMON STREET ADDRESS:** 202 Pine Tree Lane La rk, D.

Or Cook County Clerk's Office LaGrange Park, IL 60526

#### UNAME FY GANDA AND GRAPEEY

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: October 54, 2002

Grantor of Agent

Subscribed and sworn to before me by the

said Yolanda D. Li s Monteros dated October 25, 2002 www.

Notary Public

SUSAN B KRASICK NOTARY FUBLIC, STATE OF ILLINOIS INV COMMISSION EXPINES: 03/12/08

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment or 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, 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 I linois.

Dated: October 25, 2002

Grantee or Agent

Subscribed and sworn to before me by the

said Yolanda De Los Monteros October 25, 2002

Notary Public

Official Seal. Busan B Krasick

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NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C miscemeanor for the first offense and 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.]

Recorder Form No. 2551