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2003-01-13 11:12:49
Cook County Recorder 28.50

**TRUSTEE'S DEED IN TRUST
(ILLINOIS)**

THIS INDENTURE, made between

James L. Jensen, as Successor Trustee under the provisions of a Trust Agreement dated January 25, 1993 and known as Trust No. 6545, Grantor 3130 N. Lake Shore Drive, #707 Chicago, Illinois 60657, and

An undivided one-half interest to Richard J. Kane, Jr., as Trustee of the Richard J. Kane, Jr. Declaration of Trust, u/t/a dated December 1, 2000 and an undivided one-half interest to Lauren A. Kane, as Trustee of the Lauren A. Kane Declaration of Trust w/t/a dated December 1, 2000,
Grantees
6509 N. Spokane
Chicago, Illinois 60646

WITNESSETH, That grantor in consideration of the sum of Ten and No/100s (\$10.00) receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor here unto enabling and unto all and every successor or successors in trust under said trust agreement, does hereby convey and warrant unto the grantees, in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to-wit:

LOT 26 AND THE SOUTHERLY 30 FEET OF LOT 27 IN BLOCK 2 IN AXEL LONNQUISTS DEVON AVENUE ADDITION BEING A SUBDIVISION OF LOTS 28 AND 31 IN OGDEN AND JONES SUBDIVISION OF BRONSONS PART OF CALDWELLS RESERVE IN TOWNSHIPS 40 AND 41, NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 10-33-322-043-0000
Address of Real Estate: 6545 N. Spokane Avenue
Chicago, Illinois 60646

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.
SUBJECT TO: Covenants, conditions and restrictions of record, if any, and general real estate taxes for 2002 and subsequent years.
TO HAVE AND TO HOLD 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 trustees to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, 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 trustees; 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 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



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AGTF, INC.

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.

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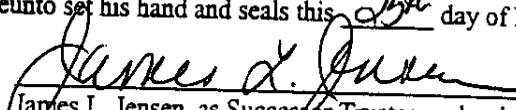
In no case shall any party dealing with said trustees in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustees, be obliged to see to the application of any purchase money, rent, or money borrowed or advance 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 trustees, 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 trustees 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 trust, 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 trustees 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.

In Witness Whereof, the Grantor aforesaid have hereunto set his hand and seals this 25th day of November, 2002.

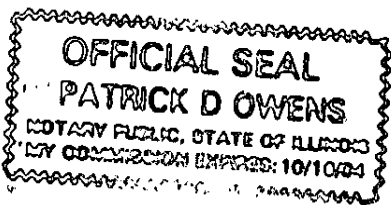

James L. Jensen, as Successor Trustee under the provisions of a Trust Agreement dated January 25, 1993 and known as Trust No. 6545

State of Illinois)

County of Cook)

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James L. Jensen, as Successor Trustee under the provisions of a Trust Agreement dated January 25, 1993 and known as Trust No. 6545, as trustee 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 he signed, sealed and delivered the said instrument as his 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 25th day of November, 2002.



NOTARY SEAL



NOTARY PUBLIC



This instrument was prepared by: Patrick D. Owens
P.O. Box 578
444 North Northwest Highway
Park Ridge, Illinois 60068-0578

MAIL TO:

Christian A. Carini
7919 N. Lincoln Avenue
Skokie, Illinois 60077

SEND SUBSEQUENT TAX BILLS TO:

Richard and Lauren Kane
6545 N. Spokane Avenue
Chicago, Illinois 60646

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STATE TAX



JAN.-6.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000038277

REAL ESTATE TRANSFER TAX
0046000
FP326652

COUNTY TAX



JAN.-6.03

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000038166

REAL ESTATE TRANSFER TAX
0023000
FP326665

CITY TAX



JAN.-6.03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000032194

REAL ESTATE TRANSFER TAX
0090000
FP326650

CITY TAX



JAN.-6.03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000032193

REAL ESTATE TRANSFER TAX
0090000
FP326650

CITY TAX



JAN.-6.03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000032195

REAL ESTATE TRANSFER TAX
0090000
FP326650

CITY TAX



JAN.-6.03

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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REAL ESTATE TRANSFER TAX
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