

QUIT CLAIM  
DEED IN TRUST

UNOFFICIAL COPY

0030032052

371/052 5/001 Page 1 of 3  
2003-01-08 09:38:10  
Cook County Recorder 28.00

Reserved for Recorder's Office

THIS INDENTURE WITNESSETH, That the  
Grantors,  
**Robert Carl Felton and  
Caroline Jane Felton, husband and wife**



0030032052

RECORD & RETURN TO LAND TRUST DEPT.  
CHARGE CTRIC CO. TRUST # 111159

of the County of Cook and State of Illinois  
for and in consideration of TEN AND  
00/100 DOLLARS, and other good and  
valuable considerations in hand paid,  
CONVEY and QUITCLAIM unto  
**CHICAGO TITLE LAND TRUST  
COMPANY**, a corporation of Illinois,  
whose address is 171 N. Clark Street,  
Chicago, IL 60601-3294, as Trustee under  
the provisions of a trust agreement dated  
the 5th day of August, 2002 known as  
Trust Number **111159**, the following  
described real estate in the County of  
Cook and State of Illinois, to-wit:

LOT 182 IN STRATHMORE IN BUFFALO GROVE UNIT 1, IN SECTION 5 AND SECTION 6,  
TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO  
THE PLAT THEREOF RECORDED MAY 3, 1967 AS DOCUMENT NO. 20125932 IN COOK COUNTY,  
ILLINOIS.

Exempt under provisions of Paragraph E, Section 6,  
Real Estate Transfer Tax Act.

Permanent Tax Number: 03-05-115-046-0000

10/14/02  
Date

[Signature]  
Buyer, Seller or Representative

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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 is hereby granted to said trustee to improve, manage, protect and subdivide said  
premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 *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 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,

BOX 333-CP


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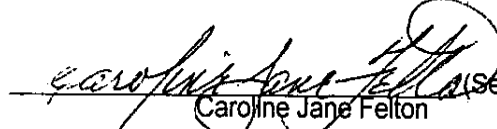
(c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully 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.

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 grantors aforesaid have hereunto set their hands and seals this 5th day of August, 2002.

 (Seal)  
Robert Carl Felton

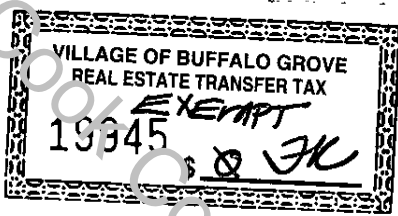
 (Seal)  
Caroline Jane Felton

\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

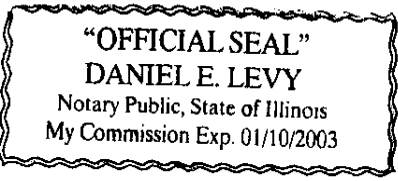
**THIS INSTRUMENT WAS PREPARED BY:**

DANIEL LEVY, ATTORNEY  
175 OLD HALF DAY RD.  
LINCOLNSHIRE, IL 60069

30032052



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that and Robert Carl Felton and Caroline Jane Felton, 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 waiver of the right of homestead.



Given under my hand and notarial seal this 14 day of October 2002

  
NOTARY PUBLIC

**PROPERTY ADDRESS:**

305 Windsor Dr.  
Buffalo Grove, IL 60089

**AFTER RECORDING, PLEASE MAIL TO:**

CHICAGO TITLE LAND TRUST COMPANY  
171 N. CLARK STREET ML04LT OR BOX NO. 333 (COOK COUNTY ONLY)  
CHICAGO, IL 60601-3294

**MAIL TAX BILLS TO:**

Robert Felton  
305 Windsor Dr.  
Buffalo Grove IL 60089

Mail to:  
Daniel E. Levy  
175 Old Half Day Rd.  
Lincnshire IL 60069

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

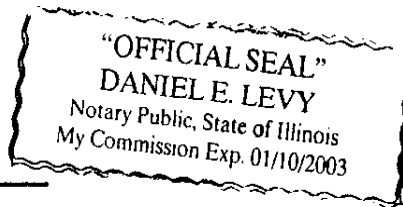
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 10/14/02

Signature [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Grantor  
THIS 14 DAY OF October  
19 2002

NOTARY PUBLIC [Signature]



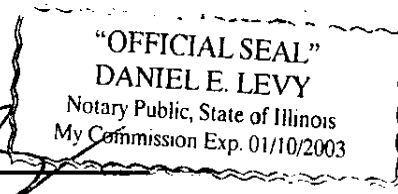
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 10/14/02

Signature [Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID Grantee  
THIS 14 DAY OF October  
19 2002

NOTARY PUBLIC [Signature]



30032052

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

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