

UNOFFICIAL COPY

0030127150

03/006 53 001 Page 1 of 3

2003-01-28 14:10:59

Cook County Recorder 28.50

QUIT CLAIM DEED IN TRUST

MAIL TO:

Harry Stinespring, III
Stinespring & Associates
77 W. Washington, Suite 1801
Chicago, IL 60602

NAME OF TAXPAYER:

Larry S. Beebe
11615 White Oak Court
Burr Ridge, IL 60527



0030127150

THE GRANTORS, **LARRY S. BEEBE** and **LORILYN BEEBE**, husband and wife, of 11615 White Oak Court, Burr Ridge, Illinois, for and in consideration of Ten (\$10.00) dollars and other good and valuable consideration in hand paid, CONVEYS AND QUIT CLAIMS to **LORILYN BEEBE**, Trustee of the **LORILYN BEEBE TRUST** under an agreement dated July 18, 1997, and to any successor trustees appointed under the trust agreement any and all interest they have in the following described real estate:

LOT 35 IN BURR OAKS GLEN UNIT 3, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BURR RIDGE, COOK COUNTY, ILLINOIS.

PIN: 18-31-107-009-0000

Common Address: 11615 White Oak Court, Burr Ridge, IL 60527

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and to have and to hold said real estate and appurtenances thereto upon the trust set forth in the respective trust agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; the said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and

UNOFFICIAL COPY

such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon her removal from the County, LARRY S. BEEBE is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Recorder of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the Statute of the State of Illinois in such case made and provided.

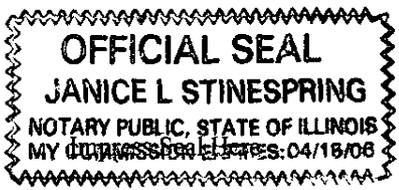
The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 15 day of January 2003.

Larry S. Beebe (Seal)
Larry S. Beebe

Lorilyn Beebe (Seal)
Lorilyn Beebe

STATE OF ILLINOIS, COUNTY OF Cook, SS. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that LARRY S. BEEBE and LORILYN BEEBE, 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 official seal, this 15th day of January 2003.

Commission Expires 4-15 2006 Janice L. Stinespring Notary Public

This transfer is exempt pursuant to 35 ILCS 200/31-45, Paragraph (e).

Date: 1/15/03 [Signature] Attorney

NAME AND ADDRESS OF PREPARER: Harry P. Stinespring, III, Stinespring, & Associates, 77 West Washington Street, Suite 1801, Chicago, Illinois 60602



UNOFFICIAL COPY

0030127150

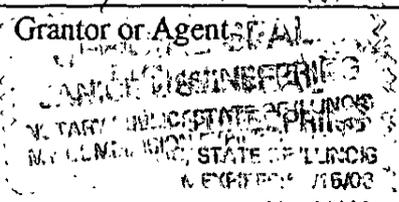
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 January 15, 2003

Signature: [Signature]
Grantor or Agent

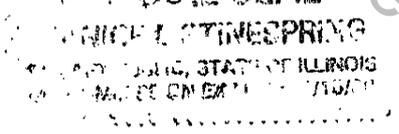


Subscribed and sworn to before me
By the said Harry P. Stinespring
This 15th day of January, 2003
Notary Public [Signature]

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.

Dated January 15, 2003

Signature: [Signature]
Grantee or Agent



Subscribed and sworn to before me
By the said Harry P. Stinespring
This 15th day of January, 2003
Notary Public [Signature]

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.)