

UNOFFICIAL COPY 0030470778

QUIT CLAIM DEED IN TRUST  
(ILLINOIS)

6388/0017 50 001 Page 1 of 3  
2003-04-08 09:19:52  
Cook County Recorder 28.50



THE GRANTOR, RICHARD G. CUBBERLY and CAROL A. CUBBERLY,  
Husband and Wife,

of the County of Cook and State of Illinois for and in consideration of TEN  
AND NO/100 (\$10.00) DOLLARS, and other good and valuable  
considerations in hand paid, CONVEY and QUIT CLAIM unto

RICHARD G. CUBBERLY and CAROL A. CUBBERLY, 515 N. Ashland  
Avenue, Park Ridge, Illinois as Co-Trustees under the provisions of a trust  
agreement dated the 15<sup>th</sup> day of January, 2003, and known as Trust Number  
515 (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:

Lois 11 and 12 in Black's Addition to Park Ridge, being a Subdivision of the  
North 468.6 Feet of Block 1 of Fenny and Meacham's subdivision in the  
South East ¼ of Section 26, Township 41 North, Range 12, East of the Third  
Principal Meridian, in Cook County, Illinois.

Commonly known as: 515 N. Ashland Avenue, Park Ridge, Illinois 60068  
P.I.N.: 09-26-409-005-0000

In the event of the resignation, demise or inability of one of the trustees to act  
then the survivor may act alone. In the event of the resignation, demise or  
inability of the surviving trustee to act, then SUE ELIZABETH CUBBERLY  
shall act as successor trustees, In the event of the resignation, demise or  
inability of the surviving trustee to act, then STEVEN RICHARD  
CUBBERLY shall act as successor trustees, In the event of the resignation,  
demise or inability of the surviving trustee to act, then CHRISTOPHER EDWARD CUBBERLY shall act as successor trustees,

The phrase "inability to act" as used herein shall be defined as follows: Any individual acting in a fiduciary capacity or as a beneficiary  
of the trust shall be considered unable to act if adjudicated incompetent or if a physician familiar with his or her physical and mental  
condition certifies in writing that such individual is unable to give prompt and intelligent consideration to business matters.

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 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 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

Handwritten initials/signature

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 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 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 grantor hereby expressly waives and releases 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 from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 15<sup>th</sup> day of January, 2003.

  
\_\_\_\_\_  
RICHARD G. CUBBERLY (SEAL)

  
\_\_\_\_\_  
CAROL A. CUBBERLY (SEAL)

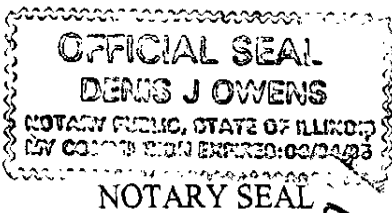
State of Illinois )  
                                  ) ss.  
County of Cook )

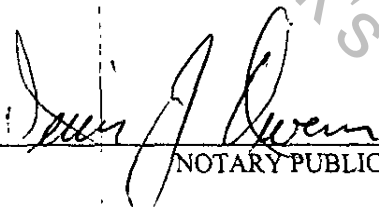


CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 21069

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RICHARD G. CUBBERLY and CAROL A. CUBBERLY husband and wife, personally known to me to be the same person 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.

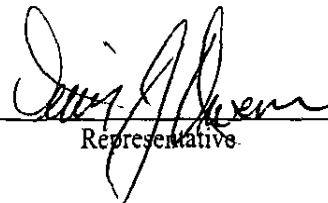
Given under my hand and official seal, this 15<sup>th</sup> day of January, 2003.



  
\_\_\_\_\_  
NOTARY PUBLIC

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

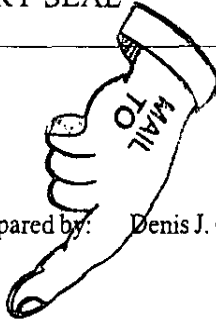
1/15/03  
Date

  
\_\_\_\_\_  
Representative

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

MAIL TO:  
OWENS, OWENS & RINN, LTD.  
P. O. Box 578  
Park Ridge, Illinois 60068-0578

SEND SUBSEQUENT TAX BILLS TO:  
MR. & MRS. RICHARD G. CUBBERLY, Co-Trustees  
515 N. Ashland Avenue  
Park Ridge, Illinois 60068



STATEMENT BY GRANTOR AND GRANTEE

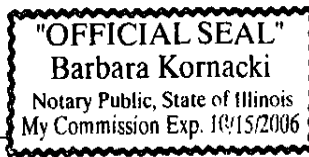
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate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

Date: January 15, 2003

Signature: *James J. Brown*  
Agent

Subscribed and Sworn to before me  
this 15<sup>th</sup> day of January, 2003.

*Barbara Kornacki*  
Notary Public



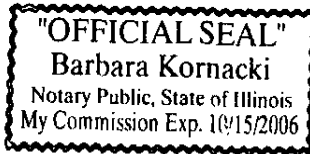
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: January 15, 2003

Signature: *James J. Brown*  
Agent

Subscribed and Sworn to before me  
this 15<sup>th</sup> day of January, 2003.

*Barbara Kornacki*  
Notary Public



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.)