

# UNOFFICIAL COPY

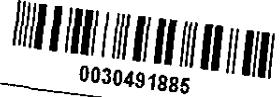
## DEED IN TRUST

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Cook County Recorder 30.50



THE GRANTOR, **DORIS G. KUEHN**, a widow not since re-married, of the County of Cook and the State of Illinois for and in consideration of TEN AND NO/100 (\$10.00) Dollars, and other good and sufficient consideration in hand paid, CONVEYS and QUIT CLAIMS unto **DORIS G. KUEHN**, of **3110 Elm Avenue, Brookfield, Illinois 60513**, as Trustee under the provisions of a Declaration of Trust dated April 3rd, 2003, and known as The Doris G. Kuehn Trust (hereinafter referred to as the "trustee"), the real estate described in attached Exhibit A (hereinafter referred to as "the real estate").

TO HAVE AND TO HOLD the real estate with the appurtenances upon the trusts and for the uses and purposes herein and in said Declaration of Trust set forth.

The power and authority are hereby granted to the trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, dedicate, mortgage or otherwise encumber the real estate or any part thereof; to lease the real estate, 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 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 the real estate, or any part thereof, for other real or personal property; to grant easements or changes of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof; and to deal with the real estate whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or to be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement or Declaration of Trust or trust instrument; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 delivery thereof the trust created herein and by the trust agreement, Declaration of Trust or trust instrument was in full force and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement, Declaration of Trust or trust instrument or in any amendment thereof and binding upon all beneficiaries

thereunder; (c) that the 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.

This conveyance is made upon the express understanding and condition that neither the trustee nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said trust agreement, Declaration of Trust or trust instrument or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said trust agreement, Declaration of Trust or trust instrument as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the trustee, in its own name, as trustee of an express trust and not individually (and the trustee shall have no obligation whatsoever with respect to any such contract, obligations or indebtedness except only so far as the trust property and funds in the actual possession of the trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each beneficiary under the trust agreement, Declaration of Trust or trust instrument and of all persons claiming under them or any of them shall be only in the possession, earnings, avails and proceeds arising from the mortgage, sale, or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary under the trust agreement, Declaration of Trust or trust instrument shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

If the title to any of the subject lands is now or hereafter is registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate hereof, 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.

3rd IN WITNESS WHEREOF, the Grantors aforesaid have hereunto executed this Deed on this day of April, 2003.

  
\_\_\_\_\_  
DORIS G. KUEHN (Seal)

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DORIS G. KUEHN, a widow not since re-married, 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 she signed, sealed and delivered the said instrument as her 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 3<sup>rd</sup> day of April, 2003.

James C. Sprague

My Commission expires: 9/23, 2006.

**EXHIBIT A**

**LEGAL DESCRIPTION OF TRUST PROPERTY**

Lots 3 and 4 in Block 7 in Brookfield Manor, being a Subdivision of the Northeast Quarter (except right of way of Suburban Railroad) in Section 34, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index/Tax Numbers: 15-34-200-020-0000 and 15-34-200-021-0000

Commonly known as: 3110 Elm Avenue, Brookfield, Illinois 60513

**EXEMPT** pursuant to provisions of Real Estate Transfer Tax ordinances, statutes and resolutions concerning no taxable consideration (paragraph e).

Date: April 3<sup>rd</sup>, 2003

Grantor's Agent: James C. Sprague

**MAIL TO:**

This instrument prepared by:

Thomas C. Sprague  
Attorney at Law  
1601 West 55th Street  
La Grange, Illinois 60525-7016

**SEND SUBSEQUENT TAX BILLS TO:**

Mrs. Doris G. Kuehn, Trustee  
3110 Elm Avenue  
Brookfield, Illinois 60513

STATEMENT BY GRANTOR AND GRANTEE

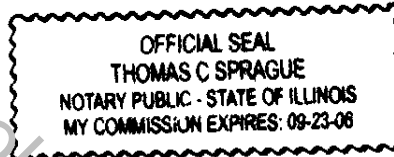
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: April 3rd, 2003.

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
this 3rd day of April, 2003.

[Handwritten Signature]  
NOTARY PUBLIC



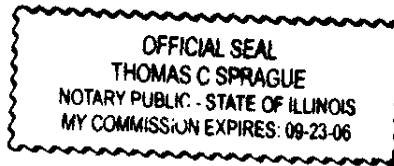
The Grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: April 3rd, 2003.

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
this 3rd day of April, 2003.

[Handwritten Signature]  
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.)

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