

UNOFFICIAL COPY

0311919059
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 04/29/2003 01:06 PM Pg: 1 of 5

**QUIT CLAIM DEED
IN TRUST**

THE GRANTOR(S)

DANIEL MADURA

of the City CHICAGO
of COOK County
of State of Illinois
for and in
consideration of Ten
(\$10) Dollars and
other good and
valuable consideration
in hand paid, CONVEY(S)
and QUIT CLAIM(S) to

MONTY BOATRIGHT as Trustee, under the provisions of a certain Trust Agreement known as the THE 438 AVERS TRUST, dated the 25 day of APRIL, 2003, the following described real estate in the County of Cook and State of Illinois, to Wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A

ADDRESS: 438 N. AVERS, CHICAGO, ILLINOIS

PIN#: 16-11-128-032-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, and restrictions of record
Document No.(s)
and to General Taxes for 2002 and subsequent years.

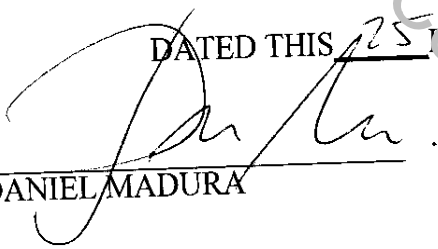
TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.
Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said 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 provision thereof 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 real estate, 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

UNOFFICIAL COPY

or about or easement appurtenant to said real estate or any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon or claiming under any such conveyance lease or other instrument, (a) that at the time of 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 that said Trustee, or any successor in trust, 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 with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

DATED THIS 25 DAY OF APRIL, 2003



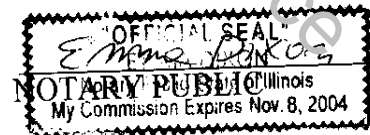
DANIEL MADURA

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DANIEL MADURA, personally known to me to be the same person _____ whose name _____ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that _____ she/him/they _____ signed, sealed and delivered the said instrument as she/him/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 25 day of APRIL, 2003.

Commission expires NOV 8, 2004




This instrument was prepared by: MONTY BOATRIGHT 4653 N. MILWAUKEE, CHICAGO, ILLINOIS 60630

Mail this instrument to: Daniel MADURA 2980 N. RIDGEWAY CHICAGO 7160

Send Subsequent Tax Bills to: DANIEL MADURA 2980 N. RIDGEWAY CHICAGO 716061

UNOFFICIAL COPY

Exempt under Real Estate Transfer Tax Act
Sec. 4, Par. E & Cook County Ord 95104 Par. E

Date _____ Sign. 

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

LOT 9 IN BLOCK 15 IN HARDINGS SUBDIVISION OF THE WEST ½ OF THE
NORTHWEST ¼ SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

438. N. AVE. S

PIN # 16-11-128-032-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR

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 4/25/03, 2003

Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the said [Name] this 26 day of [Month] 2003.

Notary Public _____



STATEMENT BY GRANTEE

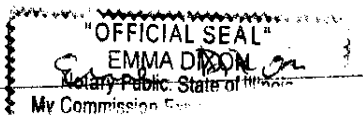
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4/25/03, 2003

Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 25 day of [Month] 2003.

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.)