

UNOFFICIAL COPY

~~Joint Claim Deed~~

~~JOINT TENANCY
INSTRUMENT TO INDIVIDUAL~~

TO

GEORGE E. COLE®
LEGAL FORMS

Property of Cook County Clerk's Office

APR 25 2003
DATE

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4, REAL ESTATE TRANSFER ACT,
ILL. REV. STAT. CH. 110, PAR. 1-1.1

BY [Signature] BELLEFON REPRESENTATIVE

SEND SUBSEQUENT TAX BILLS TO:
EDWARD R. ASHLEY
(Name)
4231 PINWOOD LANE
(Address)
MATTESON IL 60443
(City, State and Zip)

MAIL TO:
EDWARD R. ASHLEY
(Name)
4231 PINWOOD LANE
(Address)
MATTESON IL 60443
(City, State and Zip)

This instrument was prepared by Edward R. Ashley, 4231 Pinwood Lane, Matteson IL 60443

Given under my hand and official seal, this _____ day of _____ 2003
Commission expires _____ 2003
NOTARY PUBLIC
[Signature]

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Full power and authority is hereby granted to trustee to improve, manage, protect, convey, mortgage, subdivide, manage, or lease the property or any part of it including, without limitation, the power and authority; to grant options to purchase; to sell on any terms; to convey for any consideration or for no consideration; to donate the property; to convey to a successor or successors in trust all or any part of the property and to grant to such successor or successors all the estate, interest, power, title, and authority vested in the trustee; to partition the property; to exchange all or part of the property for other real or personal property; to dedicate streets, highways, roads, alleys, or parks; to resubdivide as often as desired; to vacate any subdivision or any part; to mortgage, pledge, or otherwise encumber the property in whole or in part; to grant options to lease and options to renew leases; to modify any lease term or to renew an existing lease term for any period not exceeding Ten (10) years; to grant options to purchase the reversion of such leasehold; to contract as to the amount of rent, present or future; to grant easements or charges; and to deal with the premises as would be lawful for any person owning the same.

In no case shall any party dealing with the trustee in relation to the above-described property, or to whom the property in whole or in part is contracted to be sold, conveyed, mortgaged, or leased by the trustee, be required to see the application of any purchase money, rent, or funds borrowed or advanced; or be required to see that the trustee has acted in compliance with the terms of the trust agreement; or be required or privileged to inquire into any of the terms of the trust agreement. Every deed, lease, mortgage, trust deed, or other instrument executed by the trustee in relation to the above-described property is conclusive evidence in favor of every person relying on or claiming under such deed, lease, mortgage, trust deed, or other instrument that: (1) at the time of delivery the trust created by the trust agreement and by this deed was in full force and effect; (2) the instrument was executed in accordance with the trusts, conditions, and limitations contained in the trust agreement or any amendment and binding on the beneficiaries of the trust, and in accordance with this deed; (3) the trustee was duly authorized and empowered to execute and deliver such instrument; and (4) if the conveyance is made to a successor or successors in trust, that each such successor has been properly appointed and is fully vested with all estate, title, power, authority, duty, and obligation of the predecessor in trust.

This deed is executed pursuant to and in the exercise of the full power and authority granted to and vested in the trustee by the terms of the deed in trust delivered to the trustee pursuant to the trust agreement referred to above.

This deed is subject to the lien of every trust deed or mortgage, if any, of record against the above described real property given to secure the payment of money, and remaining unreleased at the date of delivery of this trust deed.

The interest of each and every party and every beneficiary and of all persons claiming under them shall be only in the earnings and proceeds arising from the sale or other disposition of the real property. Such interest is declared to be personal property, and no beneficiary under this instrument shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the earnings and proceeds as referred to above.

If the title to the above real property is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or any copy of the certificate the words "in trust," or "upon condition," or "with limitation," or words of similar import, in accordance with the statute.

The Grantor expressly waives and releases any and all right or benefit of any statute of the State of Illinois providing for the exemption of homesteads from sale, execution, or otherwise.

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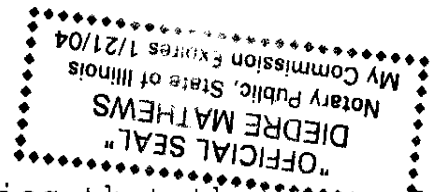
STATEMENT OF GRANTOR AND GRANTEE

The grantor or his agent affirms that to the best of his knowledge, the name of the grante shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a 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 4-9, 2003

Signature Edward R. Ashley
Grantor or Agent

Subscribed and sworn to before me by the said Jeanette this 9 day of April 2003
Notary Public Diedre Mathews

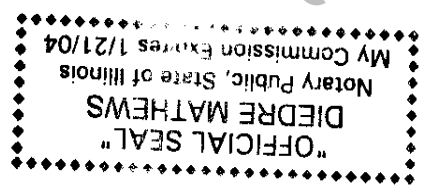


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4-9, 2003

Signature Edward R. Ashley
Grantee or Agent

Subscribed and sworn to before me by the said Jeanette this 9 day of April 2003
Notary Public Diedre Mathews



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 ADI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4, of the Illinois Real Estate Transfer Tax act.)