

# UNOFFICIAL COPY

DEED IN TRUST  
(Illinois)



0314110157  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 05/21/2003 04:12 PM Pg: 1 of 4

(The Above Space for Recorder's Use Only)

THE GRANTOR, Margie W. King, individually, of the County of Cook, State of Illinois for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Margie W. King, as Trustee under the provisions of a trust agreement dated the 4th day of December, 2002, and known as the Margie W. King Revocable Trust U/A/D 12/4/02 (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 estates in the County of Cook and State of Illinois, to wit:

PARCEL 1: The East 42 feet of the West 180 feet of the East 328 feet of Lot 4 (measured from the West line of Cicero Avenue) (Except that part taken for streets and alleys) in School Trustee's subdivision of the North Part of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

PARCEL 2: The West 46 feet of the East 34 feet of the West 180 feet of the East 328 feet of Lot 4 measured from the West line of Cicero Avenue (except parts taken for Streets) in the School Trustee's Subdivision of the North part of Section 16, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

P.I. #16-16-205-056 (Affects Parcel 1)

P.I. #16-16-205-054 (Affects Parcel 2)

I hereby declare this Deed represents a transaction exempt under the provisions of ¶E, 35 ILCS 200/31-45 of the Real Estate Transfer Tax Law and ¶E, §6 of the Cook County Real Property Transfer Tax Ordinance and ¶E of Chap. 3-33-060 of the Chicago Real Property Transfer Tax Ordinance.

Dated: 5/2/03

Signed: Charles Harris  
Charles Harris

Permanent Real Estate Index Number(s): 16-16-205-056 (Parcel 1)  
16-16-205-054 (Parcel 2)

Address of Real Estate: 4814-18 West Adams Street  
4824-26 West Adams Street  
Chicago, IL 60644

# UNOFFICIAL COPY

TO HAVE AND TO HOLD the 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 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 trusts, 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, 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 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 homesteads from sale on execution or otherwise.



# UNOFFICIAL COPY

**GRANTOR-GRANTEE  
AFFIDAVIT  
(for Exempt Transactions)**

(The Above Space for Recorder's Use Only)

The seller/assignor or agent thereof hereby certifies that, to the best of his knowledge, the name of the buyer/assignee 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 or authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

**GRANTOR:**

**MARGIE W. KING, INDIVIDUALLY**

By: *Charles Harris*  
Charles Harris, Agent

Subscribed and sworn to before me by the said Charles Harris this 7<sup>th</sup> day of May, 2003.

*Gloria M. Reveron-Kelly*  
NOTARY PUBLIC



The buyer/assignee or agent thereof hereby certifies that, to the best of his knowledge, the name of the buyer/assignee 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 or authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

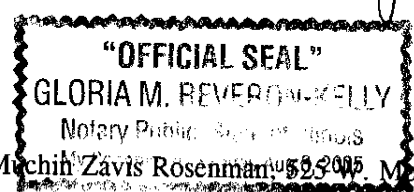
**GRANTEE:**

**MARGIE W. KING, TRUSTEE OF THE MARGIE W. KING  
REVOCABLE TRUST U/A/D 12/4/02**

By: *Charles Harris*  
Charles Harris, Agent

Subscribed and sworn to before me by the said Charles Harris this 7<sup>th</sup> day of May, 2003.

*Gloria M. Reveron-Kelly*  
NOTARY PUBLIC



After recording, return to: Charles Harris, Attorney, Katten Muchin Zavis Rosenman, 525 W. Monroe St., Ste. 1600, Chicago, IL 60661-3693