

UNOFFICIAL COPY



QUIT CLAIM DEED IN TRUST



0317127171

Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 06/20/2003 04:08 PM Pg: 1 of 2

THIS INDENTURE WITNESSETH, That the Grantor 849 Lincoln Ave. Corp., a New Jersey Corp. of 849 Lincoln Ave. Glen Rock, New Jersey 07452, duly authorized to transact business in the State of IL.

of the County of Bergen & State of New Jersey

for and in consideration of TEN AND 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY and QUITCLAIM

to the CHICAGO TITLE AND TRUST COMPANY, a

corporation of Illinois, whose address is 171 N. Clark Street Chicago, IL 60601-3294, as

Trustee under the provisions of a trust agreement dated the 10th day of May 19 2002, known as Trust Number 1110911 County of Cook and State of Illinois, to-wit:

Reserved for Recorder's Office

the following described real estate in the

Lot 20 in block 17 in Augur's subdivision of block 17 in E. Simon's subdivision of the south east 1/4 of section 35, township 40 north, range 13 east of the third principal meridian, in Cook County, Illinois.

Property Address

Permanent Tax Number: 13-35-413-047

STATE OF ILLINOIS



JUN. 20. 03

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000052955

REAL ESTATE TRANSFER TAX
0000500
FP326660

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 *future*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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

UNOFFICIAL COPY

(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 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.

In Witness Whereof, the grantor _____ aforesaid has _____ hereunto set HIS hand _____ and seal _____ this _____ day of May 17, 2002 19____.

(Seal)

(Seal)

(Seal)

(Seal)

THIS INSTRUMENT WAS PREPARED BY:

John Lally
2224 W. Irving Pk., Rd.
Chicago, Il., 60618

City of Chicago
Dept. of Revenue
311017
06/20/2003 15:25 Batch 05052 83



Real Estate
Transfer Stamp
\$37.50

State of Arizona
County of Maricopa

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Kevin C. Lausch

PRESIDENT OF 849 LINCOLN AVE. CORP. 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 he signed, sealed and delivered the said instrument as his 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 notarial seal this 15th day of May, 2002

Carrie B. Kuttler
NOTARY PUBLIC

PROPERTY ADDRESS:

3504 W. Wabansia, Chgo., Il.

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE AND TRUST COMPANY
171 N. CLARK STREET ML09LT
CHICAGO, IL 60601-3294

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUN. 20. 03
REVENUE STAMP

# 0000106074	REAL ESTATE TRANSFER TAX
	0000250
	FP326670