

**QUIT-CLAIM DEED**  
**IN TRUST**



0318147203

Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 07/10/2003 11:57 AM Pg: 1 of 3

**THIS INDENTURE WITNESSETH,** that the Grantor, **BRUCE B. BERG**, a widower of the County of Cook and State of Illinois for and in consideration of Ten dollars, and other good and valuable considerations in hand paid, conveys and warrant unto **BRUCE BERG** as Trustee under the provisions of a Trust Agreement known as the **BRUCE BERG DECLARATION OF TRUST** dated July 1, 2003

the following described real estate in the County of Cook and State of Illinois, to wit: **PARCEL 10 OF LOT 2 IN ARTHUR T. MCINTOSH AND COMPANY'S STATE STREET FARMS, BEING A SUBDIVISION OF THE WEST HALF OF THE SOUTH WEST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16687247, RECORDED SEPTEMBER 4, 1956 IN COOK COUNTY, ILLINOIS**  
P.I.N.: **32-34-301-034**

Address of Property: **44 E. 227<sup>TH</sup> PLACE, STEGER, ILLINOIS 60475**

**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 to 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 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 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 thereto in all other ways and for such other considerations as it would be lawful for any person owing 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,

**UNOFFICIAL COPY**

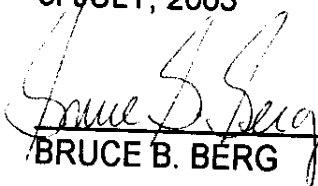
(b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized and empowered 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 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 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.

**IN WITNESS WHEREOF**, the grantor aforesaid has hereunto set their hand and seal this 1<sup>ST</sup> day of JULY, 2003

  
\_\_\_\_\_  
BRUCE B. BERG (SEAL)

STATE OF ILLINOIS, COUNTY OF COOK, I, the undersigned a Notary Public in and for said County and State aforesaid, do hereby certify that BRUCE B. BERG, a widower, 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 seal, this 1st day of July, A.D., 2003

  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument prepared by: Jack G. Bainbridge, 1835 Dixie Highway, Flossmoor, Illinois 60422  
Mail recorded instrument to:  
Jack G. Bainbridge  
1835 Dixie Highway-Suite 202  
Flossmoor, Illinois 60422

"OFFICIAL SEAL"  
Jack G. Bainbridge  
Notary Public, State of Illinois  
My Commission Expires 2-10-2006

Mail tax bills to:  
Bruce B. Berg  
44 E. 227<sup>th</sup> Place  
Steger, Illinois 60475



# UNOFFICIAL COPY

## 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 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: July 1, 2003

Signature: *[Signature]*  
Grantor or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 1<sup>st</sup> DAY  
OF July, A.D., 2003

*[Signature]*  
Notary Public



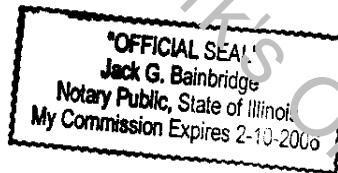
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to business or acquire and hold title to real estate 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: July 1, 2003

Signature: *[Signature]*  
Grantee or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 1 DAY  
OF July, A.D., 2003

*[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.)