## **UNOFFICIAL COPY**

<u>DEED IN TRUST</u>

PREPARED BY and MAIL TO:

Fred T. Moore 6832 W. Highland Dr Palos Heights, IL 60463

Send subsequent tax bills to: Laura Brice 10456 S. Maplewood Avenue Chicago, IL 606<sup>5</sup>5



Eugene "Gene" Moore Fee: \$50.00 Cook County Recorder of Deeds Date: 08/05/2003 10:56 AM Pg: 1 of 3

The Grantor, Laura 5 Brice (f/k/a Laurie L. Hoggatt), now married to John Brice, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby convey and warrant to John Brice and Laura Brice, of 10456 S. Maplewood Avenue, Chicago, Illinois 60655, as Cowarrant to John Brice and Laura Brice, of 10456 S. Maplewood Avenue, Chicago, Illinois 60655, as Cowarrant to John Brice and Laura Brice and their successors, under the terms and provisions of a certain Trust Agreement dated the 15th day of December, 2002, and designated as the John and Laura Brice Revocable Trust, (the Trust Agreement"), and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

Lot 6 in Block 9 in O. Reuter Co's Morgan Park Mar or A Subdivision in the Northeast ¼ of Section 13, Township 37 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number: 24-13-214-008-0000

Address of Grantee and of Real Estate: 10456 S. Maplewood Avenue, Chicago, IL 60655

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

- 1. The Trustee (or Trustees, as the case may be), is vested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with our without consideration, to convey to a successor or successors in trust all the trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
- Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding

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upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

- 3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
- 4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, a Successor Trustee as provided in the Trust Agreement is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and r slease any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

the State of Illinois providing for the exem	plion of nor	Hestead Work Cons	
		TED this15th day of December, 2002.	
Laura C. Brice	_(SEAL)	John Porce	_(SEAL)
Laura L. Brice			
STATE OF ILLINOIS	) ) SS	C	
COUNTY OF COOK	)	0/1	
Lithe undersigned, a Notary Pu	ıblic in and	for said County, in the State a foresaid, I	)O HEREL names ar

I, the undersigned, a Notary Public in and for said County, in the State a foresaid, DO HEREBY CERTIFY that, Laurie L. Brice and John Brice, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes there is set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of December 15, 2002.

Civer and a my	
"OFFICIAL SEAL" My commission expires:  SHERRI CLARK  Notary Public, State of Illinois My Commission Expires 04/23/05	
·	Cootion /

I hereby declare this Deed represents a transaction exempt under the provisions of Paragraph E, Section 4, of the Real Estate Transfer Tax Act.

Dated: December 15, 2002.

Signed: Am rouce

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## **UNOFFICIAL COPY**

## STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their knowledge, the name of the grantees 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.

laws of the State of Illinois.	
Date: December 15, 2002.	
Laura L. Brice	
Subscribed and sworn to before	"OFFICIAL SEAL"
me by the said Grantor this	SHER®: CLARK 🙎
15 <sup>th</sup> day of December, 2002.	Notary Public, State of Illinois
Notary Public hule Care.	My Commission Expires 04/23/05
My commission expires:	
The grantee or its agent affirms and verities that the assignment of beneficial interest in a land truck is eith foreign corporation authorized to do business or acquire and necognized as a person and authorized to do business or State of Illinois.	uire and hold title to real estate in Illinois, a old title to real estate in Illinois, or other entity
Dated: December 15, 2002.	
Laura L. Brice, Grantee	6/4/6
Subscribed and sworn to before	Constitution of the second
me by the said Grantee this	"OFFICIAL SEAL" SHERRI CLARK
15 <sup>th</sup> day of December, 2002.	Notary Public, State of Illinois
Notary Public Sharri Clark	My Commission Expires 04/23/05
My commission expires:	\$5050000000000000000000000000000000000

NOTE: Any person who knowingly submits 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.