

# UNOFFICIAL COPY

## DEED IN TRUST

The Grantor, **MARIE M. TRANKINA**, a widow not since married, of the Village of Berwyn, County of Cook, and State of Illinois, for and in consideration of Ten and No Hundredths dollars (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND

QUITCLAIMS to herself, as trustee under the provisions of a trust agreement dated March 20, 2002 and known as the **MARIE M. TRANKINA TRUST**,

whose present address is 7117 Riverside Drive, Berwyn, Illinois 60402, and unto

all and every successor or successor in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:



0325234209

Doc#: 0325234209

Eugene "Gene" Moore Fee: \$28.50

Cook County Recorder of Deeds

Date: 09/09/2003 03:52 PM Pg: 1 of 3

This above space for recorder's use only.

LOT 7 IN RIVERSIDE PARK, BEING A SUBDIVISION OF PART OF LOT 1 OF CIRCUIT COURT PARTITION OF THE NORTHWEST ¼ AND THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 16 266 591, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-30-227-014

Address of Real Estate: 7117 Riverside Drive, Berwyn, Illinois 60402

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 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 successor in trust and to grant to such successor or successor 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 a 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 consideration 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 obligated 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 the 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 said trust instrument 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 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.

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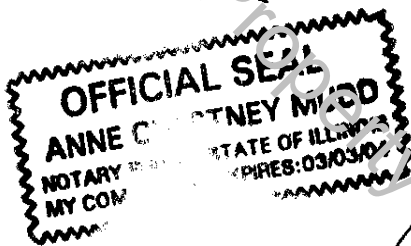
The said Grantor hereby expressly waives and releases any and all rights or benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois.

In witness thereof, the Grantor aforesaid has hereunto set her hand, this 22 day of AUGUST, 2003.

Marie M. Trankina (Seal)  
MARIE M. TRANKINA

State of Illinois )  
County of Cook )SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MARIE M. TRANKINA, 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 signing, sealing, and delivering the said instrument as a 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 official seal, this 22<sup>nd</sup> day of August, 2003

Anne Chestney Mudd Notary Public

MAIL RECORDED DEED TO PREPARER AT ADDRESS BELOW:

PREPARED BY:  
ANNE CHESTNEY MUDD, ESQ.  
Attorney at Law  
3958 Hampton Avenue  
Western Springs, Illinois 60558

Tax Mailing Address: MARIE M. TRANKINA, TRUSTEE  
The MARIE M. TRANKINA TRUST  
7117 Riverside Drive  
Berwyn, Illinois 60402

Exempt under Section 45(e) of the Real Estate Transfer Tax Law.

8/22/2003 Anne Chestney Mudd  
Date Seller or Representative

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## STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

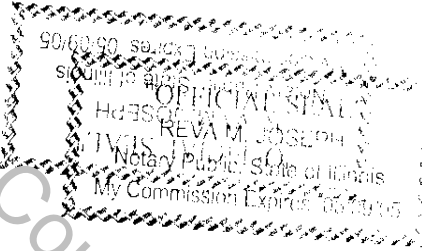
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 August 29, 2003

Signature: Anne Chestney Mudd  
Grantor or Agent

Subscribed and sworn to before me by the said  
Anne Chestney Mudd  
this 29 day of August, 2003

[Signature] Notary Public



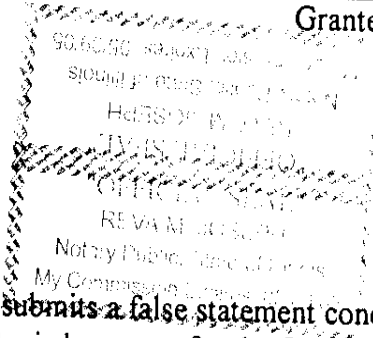
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated August 29, 2003

Signature: Anne Chestney Mudd  
Grantee or Agent

Subscribed and sworn to before me by the said  
Anne Chestney Mudd  
this 29 day of August, 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 the Illinois Real Estate Transfer Tax Law)