

UNOFFICIAL COPY

DEED IN TRUST
(QUIT CLAIM)



Doc#: 0329310177
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 10/20/2003 03:31 PM Pg: 1 of 5

(The Above Space for Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantors, **Charles A. Hall and Yolanda F. Hall, husband and wife, of 211 South Elgin Avenue, Unit 3D, Forest Park, Illinois**, in consideration of ten (10) and 00/100 Dollars, and other good and valuable consideration in hand paid, Convey(s) and Quit Claim(s) to Charles A. Hall and Yolanda F. Hall, as Co-Trustees under the provisions of a trust agreement dated the September 19, 2003 and known as the Charles A. Hall and Yolanda F. Hall Trust, the following described real estate in the County of Cook, State of Illinois:

UNIT NUMBER 3-D AS DELINEATED ON PLAT OF SURVEY OF LOTS 3, 4, 5 AND 6 IN BLOCK 2 IN C AND J SCHLUND'S SUBDIVISION OF BLOCKS 25, 26, 27, 28, 38 AND 39 OF RAILROAD ADDITION TO IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS, WHEN PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM, MADE BY WEST SUBURBAN CONDOMINIUMS LIMITED, A CORPORATION OF ILLINOIS, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 21586289 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTION FROM SAID PARCEL) THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT ON SURVEY, AS AMENDED BY INSTRUMENT RECORDED BY DOCUMENT NUMBER 21663334 DATED IN OCTOBER 12, 1971, IN COOK COUNTY, ILLINOIS

PIN # 15-12-427-026-1016

Commonly Known As: 211 South Elgin, Unit 3D, Forest Park, IL 60130

TO HAVE AND TO HOLD said premises with the appurtenances upon the trusts for the uses and purposes herein in said agreement set forth.

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. 2 & Cook County Ord. 95104 Par. e
Date 10/16/03 Sign [Signature]

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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 subdivide 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 successor in trust all of the title, estate, power 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 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 an 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 this 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 the 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 the Indenture and 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 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.

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 not 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 grantors, **Charles A. Hall and Yolanda F. Hall**, 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.

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Address of Property: 211 South Elgin Avenue, Unit 3D
Forest Park, IL 60130

(The above address is for statistical purposes only and is not part of this deed.)

Mail Recorded

Document to : Janna Dutton and Associates
One North LaSalle St. Suite 1700
Chicago, IL 60602

Mail Subsequent Tax

Bills to : Charles A. and Yolanda F. Hall
211 South Elgin Avenue, Unit 3D
Forest Park, IL 60130

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

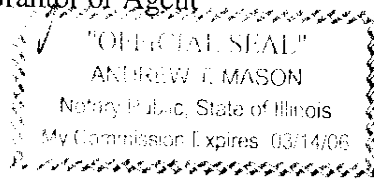
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 10/13/03, 2003

Signature: [Signature]

Grantor or Agent

Subscribed and sworn to before me this 13 day of October, 2003



Notary Public [Signature]

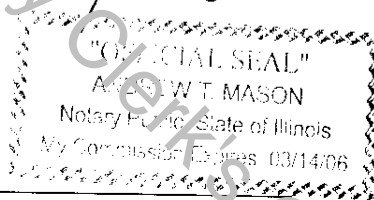
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10/13/03, 2003

Signature: [Signature]

Grantee or Agent

Subscribed and sworn to before me this 13 day of October, 2003.



Notary Public [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C 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.)