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QUITCLAIM DEED IN TRUST (ILLINOIS)



Doc#: 0332506055
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 11/21/2003 10:33 AM Pg: 1 of 4

RETURN TO:
Carol A. Thompson, Atty.
234 W. Northwest Hwy.
Suite 100
Barrington, IL 60010

SUBSEQUENT TAX BILLS TO:
(no change)
Richard Bissell &
Mary Anne Schultz
833 N. Inverway Road
Inverness, IL 60067

GRANTORS, RICHARD BISSELL, divorced and not since remarried, and MARY ANNE SCHULTZ, a single person, of 833 N. Inverway Road, Village of Inverness, County of cook, State of Illinois 60067, in consideration of Ten Dollars and other good and valuable consideration in hand paid, CONVEY and QUITCLAIM unto THE GRANTEES,

RICHARD BISSELL, AS TRUSTEE OF THE RICHARD BISSELL REVOCABLE LIVING TRUST DATED MARCH 23, 2000, of 833 N. Inverway, Village of Inverness, County of Cook, State of Illinois 60067, AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST, and

MARY ANNE SCHULTZ, AS TRUSTEE OF THE MARY ANNE SCHULTZ REVOCABLE LIVING TRUST DATED MARCH 23, 2000, of 833 N. Inverway, Village of Inverness, County of Cook, State of Illinois 60067 AS TO AN UNDIVIDED ONE-HALF (1/2) INTEREST

(hereinafter referred to as "said trustees," regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreements, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 52 IN BALDWIN HILLS, BEING A SUBDIVISION IN SECTIONS 8, 9, 16 AND 17, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 16, 1955 AS DOCUMENT NO. 16448152 IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 02-08-403-005

COMMON ADDRESS: 833 N. Inverway, Inverness, IL 60067

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 agreements set forth.

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate

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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 trustees; 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 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 trustees 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 trustees, 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 the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 trusts created by this Indenture and by said trust agreements were 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 Indenture and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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

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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.

IN WITNESS WHEREOF, the GRANTORS aforesaid have hereunto set their hands and seals this 15th day of September 2003.

Richard L. Bissell (SEAL)
Richard L. Bissell

Mary Anne Schultz (SEAL)
Mary Anne Schultz

State of Illinois }
County of Lake }

I, the undersigned Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Richard Bissell, divorced and not since remarried, and Mary Anne Schultz, a single person, of 833 N. Inverway, Village of Inverness, County of Cook, State of Illinois 60067, 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 therein set forth.

Given under my hand and seal, this 15th day of September 2003
Carol A. Thompson
Notary Public

AFFIX TRANSFER STAMPS ABOVE

or

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph E, Section 4 of said Act.

Carol A. Thompson Representative
Buyer, Seller or Representative

Date: Sept. 15, 2003

Prepared By: Carol A. Thompson, Attorney at Law
234 W. Northwest Highway, Suite 100
Barrington, IL 60010

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STATEMENT BY GRANTOR AND GRANTEE

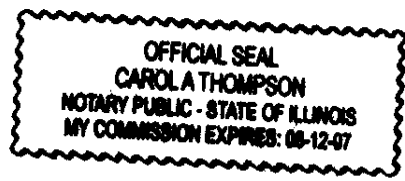
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is that of either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 September 15, 2003

Signature: Richard L. Bull
Grantor or Agent
Trust Representative

Subscribed and sworn to before me

this 15th day of September, 2003



Notary Public Carol A. Thompson

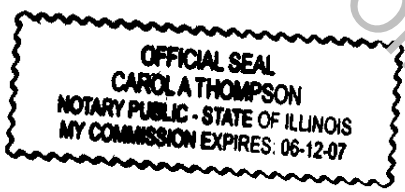
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is that of either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 15, 2003

Signature: Mary Anne Schief
Grantee or Agent
Trust Representative

Subscribed and sworn to before me

this 15th day of September, 2003



Notary Public Carol A. Thompson

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.)