



**QUIT CLAIM
DEED IN TRUST**

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Doc#: 0402132063
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 01/21/2004 10:40 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH, That the
Grantor , **JAMES SELLAS AND
JOVITA SELLAS, HIS WIFE**

of the County of **COOK**
and State of **ILLINOIS**

For and in consideration of **TEN AND
00/100 DOLLARS**, and other good and
valuable considerations in hand paid,
CONVEY and QUITCLAIM unto the
**CHICAGO TITLE LAND TRUST
COMPANY**, a corporation of Illinois,
whose address is 171 N Clark Street,
Chicago, IL 60601-3294, as Trustee
under the provisions of a trust
agreement dated the **12TH** day
of **JANUARY, 2004**
known as Trust Number **1112730**
and State of Illinois, to-wit:

, the following described real estate in the County of **COOK**

**LOTS 21 AND 22 IN BLOCK 6 IN IPEMAS SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION
8, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.**

Reserved for Recorder's Office

Permanent Tax Number: 24-08-303-032-0000 AND 24-08-303-033-0000
9954 SOUTH MERRIMAC, OAK LAWN, IL 60453

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 pre-
mises 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 or 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 lease 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 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 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

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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, (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 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.

And the said grantor S _____ hereby expressly waive _____ and release 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 S _____ aforesaid ha VE _____ hereunto set THEIR _____ hand _____ and seal _____ this 12th day of January 2004.

James P. Sellas _____ (Seal) _____ (Seal)
JAMES SELLAS
Jovita Sellas _____ (Seal) _____ (Seal)
JOVITA SELLAS

THIS INSTRUMENT WAS PREPARED BY: LUIS C. MARTINEZ ATTORNEY AT LAW
4111 WEST 63RD STREET
CHICAGO, IL 60629

SEND TAX BILLS TO: 9954 SOUTH MERRIMAC
OAK LAWN, IL 60453

State of ILLINOIS } ss.
County of COOK
JAMES SELLAS AND JOVITA SELLAS, HIS WIFE

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that _____

personally known to me to be the same person S _____ whose name S 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 12th day of January 2004.

Lynne Herrera
NOTARY PUBLIC

NOTARY PUBLIC
LYNNE HERRERA
STATE OF ILLINOIS
1990-2010

PROPERTY ADDRESS:
9954 SOUTH MERRIMAC, OAK LAWN, IL 60453

AFTER RECORDING, PLEASE MAIL TO:
CHICAGO TITLE LAND TRUST COMPANY
171 N. CLARK STREET ML04LT
CHICAGO, IL 60601-3294

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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 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 1/20/04

Signature *James P. Selbo*
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor THIS 20th DAY OF January, 2004.

NOTARY PUBLIC *Sylvia Herrera*



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 1/20/04

Signature *[Signature]*
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee THIS 20th DAY OF January, 2004.

NOTARY PUBLIC *Sylvia Herrera*



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]