



DEED IN TRUST
(ILLINOIS)

Doc#: 0402918033
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 01/29/2004 10:28 AM Pg: 1 of 5

The Grantor, **Leonard F. Thomas and Ann E. Thomas, husband and wife** of the Village of Inverness, County of Cook, and State of Illinois in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to **Ann E. Thomas, as Trustee of the Ann E. Thomas Trust No. 1 dated January 21, 2004**, the following described real estate:

See legal description attached hereto and incorporated herein.

Address of Real Estate: 730 Tarbat
Inverness, Illinois 60010

Permanent Index Number: 02-18-102-011-0000

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

1. The Trustee (or Trustees, as the case may be), is invested 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 or without consideration, to convey to a successor or successors in 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, street, 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.

2. 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

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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 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.

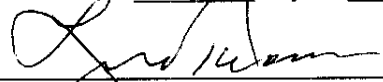
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared 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 or refusal of the Trustee herein named, to act, or upon the Trustee's removal the then acting successor trustee of the **Ann E. Thomas** Declaration of Trust is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

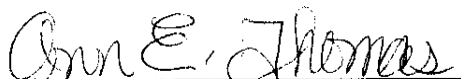
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

The Grantor hereby waives and releases any and all rights 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.

Dated this 21 day of JANUARY, 2004.

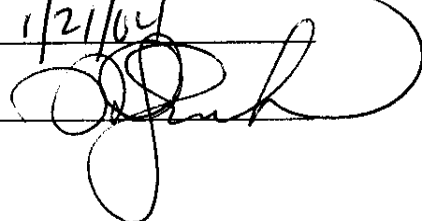


 Leonard F. Thomas



 Ann E. Thomas

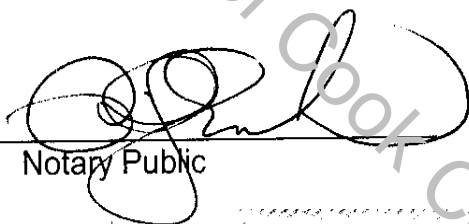
Exempt under provision of Paragraph e Section 4,
 Real Estate Transfer Act.

Date: 1/21/04
 Signature: 

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State of Illinois, County of Cook: I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Leonard F. Thomas and Ann E. Thomas, husband and wife**, 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 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 seal, this 21 day of January 2004.



Notary Public

My Commission expires: _____

This instrument was prepared by: Law Office of Rick J. Erickson, Ltd., 716 Lee Street, Des Plaines, IL 60016

Send subsequent tax bills to: Ann E. Thomas
730 Tarbat
Inverness, Illinois 60010

Upon recording mail to: Ann E. Thomas
730 Tarbat
Inverness, Illinois 60010

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LEGAL DESCRIPTION FOR PROPERTY COMMONLY KNOWN AS:

730 Tarbat
Inverness, Illinois 60010

Permanent Index Number: 02-18-102-011-0000

Lot 29 in Cheviot's Hills of Inverness Unit II being a subdivision of part of the East ½ of the Northwest ¼ of Section 18, Township 42 North, Range 10, East of the Third Principal Meridian in Cook County, Illinois.

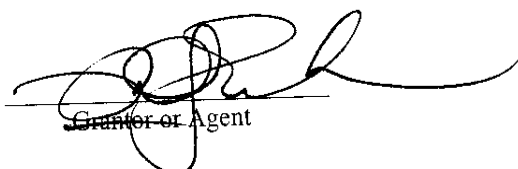
Property of Cook County Clerk's Office


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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: 1/21, 2004

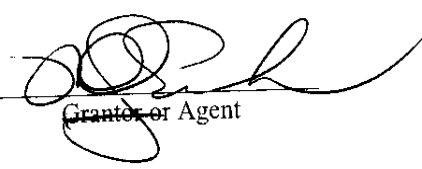
Signature: 
Grantor or Agent

Subscribed and sworn to before me
by the said Rick J Ericson
this 21 day of Jan, 2004
Notary Public 



The Grantee 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: 1/21, 2004

Signature: 
Grantor or Agent

Subscribed and sworn to before me
by the said Rick J Ericson
this 21 day of Jan, 2004
Notary Public 