## UNOFFICIAL COPINITION OF THE PROPERTY OF THE P

DEED IN TRUST

THE GRANTOR
ROY ERWIN, A WIDOWER

Doc#: 0404248214
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/11/2004 02:35 PM Pg: 1 of 3

of the BURLANK County Of Cook, and State of Illinois, in consideration of the sum of Ten and no/100's Dollars, and other good and valuable consideration, hereby conveys and quit claims to

ROY EXWIN

as Trustee under the terms and provisions of a Trust Agreement dated October 1, 2003 and designated as ROY ERWIN LIVING TRUST, DATED OCTOBER 1, 2003 and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (see reverse side for legal description).

Permanent Index Number: 19-33-374-013-0000
Address of Real Estate: 5409 W. 64th Place, Burbank, IL

TO HAVE AND HOLD said real estate and appurten inces thereto upon the trusts set forth in said Trust Agreement and for the following vari: 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 successors in trust all the powers vested in the Trustee.(c) To mortgage, encumber of 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 cortion of the premises (e) To lease and enter into leases for the whole or part of the remises, from time to time, but any such leasehold or renewal shall not exceed a single tay a of 199 years, and to renew, extend or modify any existing lease. 2. Any part 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,

contract sale, mortgage, lease or otherwise, shall not be required to see 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 completed with, or to enquire 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 claiming under such conveyance or other 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 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.

7

0404248214 Page: 2 of 3

## **UNOFFICIAL COPY**

4.	In	the	event	of	the	inabi	ility,	refusal	of	the	Trustee	herein	named,	to	act
or	upor	his	remov	val	from	the	Count	У							

is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee's 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. If the title to any of the above real estate now is or hereafter shall be registered, the Register of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Granter hereby waives and releases any and all right and benefit under and by virtue or the Statutes Statutes of the State of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 1st day of October, 2003.

ROY ERWIN

I, the undersigned, a Notary Public in and for state unity, in the State aloresaid, DO HEREBY CERTIFY THAT ROY ERWIN, A WILLIAM REPORT AND A STATE AND

Commission expires June 30, 2006

This instrument was prepared by ROY ERWIN 5409 W. 84 Praces Surban

LEGAL DESCRIPTION

ELCTAL SEAL!

Hetay Public, State of Binois

The East 74.63 feet of the West 223.89 feet of the East half (1/2) of the East half (1/2) of the South one-seventh (1/7) of the North seven-sixteenths (7/16) of the West half (1/2) of the South West quarter (1/4) of Section 33, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois

MAIL TO: Roy Erwin 5409 W. 84th Place, Burbank, IL SEND SUBSEQUENT TAX BILLS TO: Roy Erwin 5409 W. 84th Place, Burbank, IL

0404248214 Page: 3 of 3

## STATEMEN BY GAAUTOR AND FEMILEE

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 18/1/, 192003 Signature:
Grantor or Agent
Subscribed and sworn to before me by the said 'OFFICIAL SEAL' this /at day of Dawn, Fate of Himois 19 2003. Notary Public My Commission Expires Dec. 5, 2006 Notary Public Agency
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 10/1/, 192003 Signature: Grantee or Agent
Subscribed and swore to before  me by the said

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.

(Atach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Istate Transfer Tax Act.)