UNOFFICIAL COPY

DEED IN TRUST

THE GRANTORS, Shirley A. Lucas and William H. Lucas, who are married to each other, of Burr Ridge, Cook County, State of Illinois for and in consideration of TEN DOLLARS, and other good and valuable considerations in hand paid, CONVEY and QUIT CLAIM unto Shirley A. Lucas as Trustee of that Trust established by her Declaration thereof on October 27, 1998, and William H. Lucas as Trustee of that Trust established by his Declaration thereof on October 27, 1998, both of 7914 Euck Trail, Burr Ridge, IL 60525,



Doc#: 0404803074 Eugene "Gene" Moore Fee: \$28.50 Cook County Recorder of Deeds Date: 02/17/2004 02:17 PM Pg: 1 of 3

each as to an undivided one-half interest as tenants in common (hereinafter referred to as "said trustees", regardless of the number of trustees) and unto all and every successors or successors in trust under said trust declarations, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 9 in Deerview Subd[†]/[‡]/[‡] ion of Part of the Northwest ¹/₄ of the Northwest ¹/₄ of Section 31, Township 38 North, Range 12 East of [‡]/₄ e Third Principal Meridian, in Cook County, Illinois

Permanent Real Estate Index Number: 18

18-31-108-009-0000

Address of real estate: 7914 Buck Trail, Purr Ridge, IL 60525

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 declaration 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, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contact 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 successors in trust and to grant to such successor successors in aust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or (ther wise 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 198 years, and to renew or extend leases up on any terms and for any period or periods of time and to amend, change or modify leases and the terms and provision; thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew 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 there of 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 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 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 trust created by this Indenture and by said trust declaration 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 declaration or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees was duly authorized and empowered to execute and

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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

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 grantors 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 grantors aforesaid have hereunto set their hands and seals this of February, 2004 State of Illinois) SS. County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Shirley A. Lucas and William H. Lucas, who are married to each other, 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 each signed, sealed and delivered the said in it iment as a 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 official seal, this $\frac{10}{2}$ day of

Commission expires

OFFICIAL SEAL **VIDAKUPRYS**

Notary Public State of Illinois My Commission Expires 12/05/06

EXEMPT UNDER THE PROVISIONS OF 35 ILCS 200/31-45(e)

DATE: Lem

This instrument was prepared by: James J. McManus, Henehan, Donovan, & Isaacson, Ltd. 150 South Wacker Drive, Suite 1050, Chicago, IL 60606

Mall to:

James J. McManus Henehan Donovan & Isaacson, Ltd. 150 South Wacker Drive, Suite 1050 Chicago, IL 60606

Send subsequent tax bills to:

Shirley and William Lucas 7914 Buck Trail Burr Ridge, IL 60525

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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 February 10, 2004

Signature:

Subscribed and sworn to before

me by the said Jomes J. Mc Manus this 10 day of February 2004

'OFFICIAL SEAL" Notary Public, State of Illinois

My Commission Expires 12/05/06 Resessassassassassassas

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 a 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 February 10, 2004

Signature:

Subscribed and sworn to before

me by the said James J. Mc Manus this 10 day of February 2004

OFFICIAL SEAL VIDA KUPRYS Notary Public, State of Illinois My Commission Expires 12/05/06

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.)