



**QUIT CLAIM
DEED IN TRUST**

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04057330160

Doc#: 0405733016
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/26/2004 07:16 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH, That the
Grantor , DONALD WOODS

of 4422 W. Wilcox
Chicago, IL 60624
of the County of Cook
and State of IL

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 177 N. Clark Street,
Chicago, IL 60601-3204, as Trustee
under the provisions of a trust
agreement dated the 15th day
of February, 1997 ,
known as Trust Number 1104312
and State of Illinois, to-wit:

Reserved for Recorder's Office

, the following described real estate in the County of

LOT FORTY (40) (EXCEPT THE SOUTH (3) FEET) AND SOUTH (8) FEET OF
LOT 42 (42) IN BLOCK SIX (6) IN KING SCOTT WILSON ADDITION TO
CHICAGO IN SECTION TWENTY-SIX (26), TOWNSHIP THIRTY-NINE (39)
NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERISIAN,
IN COOK COUNTY, ILLINOIS

Commonly known as:
2306 S. Drake
Chicago, IL 60623
Permanent Tax Number:
16-26-208-022-0000

Exempt under provisions of Paragraph E, Section 21-45,
Real Estate Transfer Tax Act.

Feb. 6, 2004
Date

[Signature]
Buyer, Seller or Representative

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 premises
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 *future*, 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 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 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 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

RECORD & RETURN TO LAND TRUST DEPT.
CHARGE CLERK CO. TRUST #

BOX 303-CP

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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 _____ 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 _____ aforesaid has _____ hereunto set _____ hand _____ and seal _____ this 6th day of February, 2004.

Donald Woods (Seal)

_____ (Seal)

_____ (Seal)

_____ (Seal)

THIS INSTRUMENT WAS PREPARED BY:
HOYT & WALLER
ATTORNEYS AT LAW
20 N. CLARK STREET
SUITE 825
CHICAGO, ILLINOIS 60602

SEND TAX BILLS TO:

Donald Woods
4422 W. Wilcox
Chicago, IL. 60624

State of Illinois

County of Cook

} ss.

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

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 that he _____ signed, sealed and delivered the said instrument as his 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 6th day of February, 2004.

Merrill C. Hoyt

Merrill C. Hoyt, NOTARY PUBLIC

PROPERTY ADDRESS:

2306 S. Drake
Chicago, IL. 60623

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
171 N. CLARK STREET 04LT
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 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 Feb. 6, 2004

Signature Donald Woods
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Donald Woods
THIS 6th DAY OF February,
2004.

NOTARY PUBLIC Merrill C Hoyt



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.

Date Feb. 6, 2004

Signature Donald Woods
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Donald Woods
THIS 6th DAY OF February,
2004.

NOTARY PUBLIC Merrill C Hoyt



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.]