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Doc#: 0406332190
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 03/03/2004 03:13 PM Pg: 1 of 5

DEED IN TRUST

THIS DEED, made this
3rd day of March, 2004,
by and between, **Thomas G. Hirsh**,
individually, a married man
an resident of Cook County,
in the State of Illinois ("Grantor"),
and **Thomas G. Hirsh**,
of the County and State aforesaid,
as Trustee under a Declaration of Trust
dated February 19, 2004, and known as
the Thomas G. Hirsh Trust Dated February 19, 2004 ("Grantee").

WITNESSETH, the Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, the receipt of which is hereby acknowledged, hereby releases and quitclaims to the Grantee and all and every successor or successors in trust under a Declaration of Trust, as from time to time amended hereafter, and known as the Thomas G. Hirsh Trust Dated February 19, 2004 (singly and collectively "Trustee"), the following real estate, situated, lying and being in the County of Cook, State of Illinois, to-wit:

Lot 87, in Ethans Glen West Subdivision, being a part of the Southeast Quarter of Section 8 and the Southwest Quarter of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded September 23, 2002 as Document No. 0021038629, in Cook County, Illinois.

TO HAVE AND TO HOLD, the said real estate and its appurtenances upon the trusts and for the uses and purposes herein or in said Declaration of Trust set forth.

Full power and authority is hereby granted to said trustee, and to such trustee's successor or successors in trust, in addition to all other powers and authorities otherwise granted by law and by said Declaration of Trust, to improve, manage, protect and subdivide said real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any

THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF SECTION 4, PARAGRAPH (e) OF THE ILLINOIS TRANSFER ACT AND COOK COUNTY TRANSFER TAX ORDINANCE AND SECTION 1-2B6, PARAGRAPH e OF THE CHICAGO TRANSACTION TAX ORDINANCE.

Dated: MARCH 3, 2004

Thomas G. Hirsh, Esq.
Attorney-in-fact

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subdivision or part thereof, and to resubdivide as often as desired; to contract to sell; to grant options to purchase; to sell the said real estate and any improvements thereon on any terms; to convey either with or without consideration; to convey said real estate or any part thereof or any improvements thereon 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 real estate, or any part thereof or improvements thereon; to lease said real estate, or any part thereof or improvements 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, 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 real estate, or any part thereof or improvements thereon, 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 any easement appurtenant to said real estate or any part thereof or improvements thereon; and to deal with said real estate and every part thereof or any improvements thereon in all other ways and for such other considerations as it would be lawful for any person owning the same in absolute fee simple, 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 real estate, or to whom said real estate or any part thereof or improvements thereon 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 real estate 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 Declaration of Trust; 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 Declaration of Trust 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 Declaration of Trust or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute

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and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance, lease or mortgage is made by 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 one 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 earnings, avails and proceeds thereof as aforesaid.

And the said Grantor hereby expressly waives and releases 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 has set his hand and seal on the date first above written.




Thomas G. Hirsh (Seal)

Signed, sealed and delivered in our presence:



Witness



Witness

Grantee's Address, Property Address and P.I.N:

1778 W. Ethans Glen Dr.
Palatine, Illinois 60067
02-08-407-021-0000

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, CARMEN L. NIEVES, a notary public in and for the county and state aforesaid, do hereby certify that **Thomas G. Hirsh**, 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 and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Witness my hand and official seal in the county and state aforesaid this 3rd day of March, 2004.

Carmen L. Nieves

Notary Public

This instrument was prepared by and after recording should be returned to:

Thomas G. Hirsh, Esq.
LaSalle Bank N.A.
Suite 425
135 S. LaSalle Street
Chicago, Illinois 60603



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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: MARCH 3, 2004

Signature: Thomas G. Hirsh
Grantor or Agent

Subscribed and sworn to before me
by the said THOMAS G. HIRSH
this 3rd day of MARCH, 2004
Notary Public Carmen L. Nieves



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: MARCH 3, 2004

Signature: Thomas G. Hirsh, as Trustee
Grantee or Agent

Subscribed and sworn to before me
by the said THOMAS G. HIRSH, AS TRUSTEE
this 3RD day of MARCH, 2004
Notary Public Carmen L. Nieves



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.

(Attached 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.)

Revised 10/02-cp