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QUIT CLAIM DEED IN TRUST

THIS DEED IN TRUST is made this 25th day of February, 2004, between Ray A. Angeli, divorced and not remarried, and Kim Thorstenson, single and never been married, (hereinafter collectively referred to as Grantors), and Ray A. Angeli, not individually, but as Trustee of the Ray A. Angeli Trust Dated February 6, 2004, as to an undivided 50% interest, and Kim Thorstenson, not individually, but as Trustee of the Kim Thorstenson Trust dated February 9, 2004, as to an undivided 50% interest, (hereinafter collectively referred to as Grantees), whose address is 4541 N. Hermitage, Chicago, Illinois, 60640.



Doc#: 0406832187
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 03/08/2004 03:43 PM Pg: 1 of 4

NOW, THEREFORE, this DEED WITNESSETH, that Grantors do GRANT, SELL and QUIT CLAIM to the Grantees, all the following-described real estate situated in the County of Cook and State of Illinois, and known and described as follows, namely:

LOT 7 IN CITY HOMES RESUBDIVISION NO. 1, A RESUBDIVISION OF LOTS 1 THROUGH 6 AND LOTS 21 THROUGH 24 IN BLOCK 11 IN RAVENSWOOD SUBDIVISION IN PART OF SECTIONS 17 AND 18 IN TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF RESUBDIVISION RECORDED AND FILED JULY 21, 1986 AS DOCUMENT NO.'S 86-305991 AND LR-3532601 IN COOK COUNTY, ILLINOIS

Permanent Index Number: 14-18-216-024-0000

Commonly known as: 4541 N. Hermitage, Chicago, Illinois 60640

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement and set forth herein.

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, streets, highways or alleys; 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, 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 thereof, 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 consideration 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.

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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 the 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 conditions and limitations contained in this 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.

And the said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first above written.


Ray A. Angeli


Kim Thorstenson

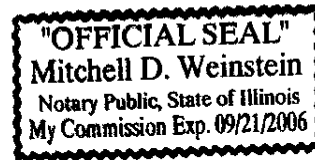
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STATE OF ILLINOIS)
)
COUNTY OF Cook) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ray A. Angeli and Kim Thorstenson, 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 they signed and delivered the said instrument for the uses and purposes therein set forth.

Given under my hand and official seal this 25th day of February, 2004.

Mitchell D. Weinstein
Notary Public
My commission expires: 9/21/06



This instrument was prepared by and after recording return to:

Send subsequent tax bills to:

Mitchell D. Weinstein
Chuhak & Tecson, P.C.
30 South Wacker Drive
Suite 2600
Chicago, Illinois 60606

Ray A. Angeli, Trustee
Kim Thorstenson, Trustee
4541 N. Hermitage
Chicago, Illinois 60640

Exempt transfer under Section "E" of the Real Estate Transfer Tax Act.

Ray A. Angeli
Signature

2-25-04
Date

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STATEMENT BY GRANTOR AND GRANTEE

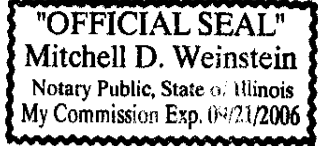
The grantors or their agent affirms that, to the best of their knowledge, the names of the grantors shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire 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.

Date: 2/25, 2004

Signature: [Signature]
Grantor or Agent

SUBSCRIBED and SWORN to before me this 25th day of February, 2004.

Notary Public [Signature]
My commission expires: 9/21/06



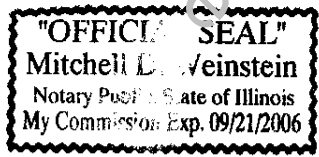
The grantees or their agent affirms that, to the best of their knowledge, the names of the grantees shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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.

Date: 2/25, 2004

Signature: [Signature]
Grantee or Agent

SUBSCRIBED and SWORN to before me this 25th day of February, 2004.

Notary Public [Signature]
My commission expires: 9/21/06



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 provisions of Section 4 of the Illinois Real Estate Transfer Act.]