



**QUIT CLAIM  
DEED IN TRUST**

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0407247105D

THIS INDENTURE WITNESSETH, That the  
Grantor, JUANITA L. JAMES,  
AN UNMARRIED WOMAN

Doc#: 0407247105  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/12/2004 09:51 AM Pg: 1 of 4

of the County of Cook  
and State of Illinois  
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 171 N. Clark Street,  
Chicago, IL 60601-5294, as Trustee  
under the provisions of a trust  
agreement dated the First day  
of August 2003,  
known as Trust Number 1111694  
and State of Illinois, to-wit:

Reserved for Recorder's Office

the following described real estate in the County of C O O K

SEE ATTACHED LEGAL DESCRIPTION  
Exempt under Real Estate Transfer Tax Act Sec. 4  
Par. E & Cook County Ord. 93104 Par. 4

Date \_\_\_\_\_ Sign Juanita James

Permanent Tax Number: 31 - 23 - 107 - 041 - 0900

**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 99 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

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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 \_\_\_\_\_ her \_\_\_\_\_ hand \_\_\_\_\_ and seal \_\_\_\_\_ this 19<sup>th</sup> day of August, 2003.

Juanita L. James (Seal) \_\_\_\_\_ (Seal)  
JUANITA L. JAMES  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

**THIS INSTRUMENT WAS PREPARED BY:**

Atty. Kim L. Sorrellis  
812 Central Avenue  
Matteson, Illinois 60441

**SEND TAX BILLS TO:**

Nichelle James  
1011 Wingate Road  
Olympia Field, IL 60461

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 \_\_\_\_\_

JUANITA L. JAMES, An Unmarried Woman

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 \_\_\_\_\_ she \_\_\_\_\_ signed, sealed and delivered the said instrument as \_\_\_\_\_ her \_\_\_\_\_ 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 19<sup>th</sup> day of August, 2003

Dionne C Cooper  
NOTARY PUBLIC

**PROPERTY ADDRESS:**

1011 Wingate Road, Olympia Field, IL 60461



**AFTER RECORDING, PLEASE MAIL TO:**

**CHICAGO TITLE LAND TRUST COMPANY**  
**171 N. CLARK STREET ML09LT OR BOX NO. 333 (COOK COUNTY ONLY)**  
**CHICAGO, IL 60601-3294**

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## LEGAL DESCRIPTION

of premises commonly known as 1011 Wingate Road, Olympia Fields, IL 60461

LOT 1 IN ELLIOTT'S SUBDIVISION, BEING A SUBDIVISION OF LOT 8 IN THE DIVISION OF PART OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER 3630870; AND OF LOT 1 IN BLOCK 4 OF HAWTHORNE HILLS SUBDIVISION, IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID ELLIOTT'S SUBDIVISION RECORDED MAY 19, 1955 AS DOCUMENT NO. 16241902 IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THAT PART THEREOF DEDICATED FOR PUBLIC HIGHWAY BY PLAT RECORDED AUGUST 8, 1927 AS DOCUMENT NUMBER 9677504 AND EXCEPTING FURTHER THAT PART THEREOF DEDICATED FOR PUBLIC HIGHWAY BY INSTRUMENT RECORDED MAY 18, 1934 AS DOCUMENT NUMBER 11400676; AND LOT 7 IN DIVISION OF PARTS OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS).

Office of Cook County Clerk's Office

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## Statement By Grantor And Grantee

The Grantor Or His Agent Affirms That, To The Best Of Hi Knowledge, The Name Of The Grantee Show On The Deed Of 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 August 19 19 2003

Signature: Juanita L. James  
Juanita L. James

Subscribed and sworn to before me  
by the said Juanita L. James

this 19<sup>th</sup> day of August 19 2003  
Notary Public Dionne C Cooper



The Grantee Or His Agent Affirms and verifies That The Name Of The Grantee Show On The Deed Of 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 August 19 19 2003

Signature: Juanita L. James

Subscribed and sworn to before me  
by the said Juanita L. James

this 19<sup>th</sup> day of August 19 2003  
Notary Public Dionne C Cooper



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.)



**EUGENE "GENE" MOORE**  
RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS