

**DEED IN TRUST
(ILLINOIS)**

UNOFFICIAL COPY

THIS INDENTURE WITNESSETH,
THAT THE GRANTORS,
**DONALD URBAN AND
JOAN M. URBAN, HIS WIFE,**
of the County of Cook
and State of Illinois,
for and in consideration of
Ten and 00/100 (\$10.00) DOLLARS
and other good and valuable
considerations in hand paid,
Convey and Quit Claim unto,



Doc#: 0407646112
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/16/2004 01:27 PM Pg: 1 of 4

**DONALD L. URBAN and JOAN M. URBAN AS CO-TRUSTEES
OF THE DONALD L. URBAN AND JOAN M. URBAN JOINT DECLARATION
OF TRUST DATED JANUARY 27, 2004,**
of 3616 Prairie Avenue, Brookfield, Illinois,
GRANTEES,

hereinafter referred to as "said trustee," regardless of the number of trustees, and unto all and every successor or successors in trust under said trust agreements, the following described real estate in the County of Cook and State of Illinois, to wit:

LOTS 9 AND 10 IN BLOCK 14 IN GROSSDALE, A SUBDIVISION OF THE SOUTH EAST QUARTER OF SECTION 34, TOWN 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 15-34-413-029-0000
Address of Real Estate: 3616 Prairie Avenue, Brookfield, Illinois

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 set forth.

Full power and authority are hereby granted to said trustee 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 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 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 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 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.

UNOFFICIAL COPY

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 obligated 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 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 delivery 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 titles 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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 or execution or otherwise.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals on this 3 day of March, 2004.

Donald Urban
DONALD URBAN

Joan M. Urban
JOAN M. URBAN

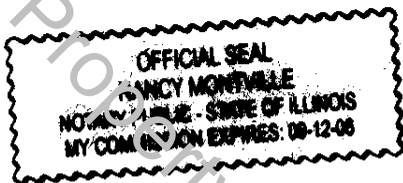
UNOFFICIAL COPY

State of Illinois,

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DONALD URBAN and JOAN M. URBAN, 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, sealed and delivered the said instrument as their 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 3rd day of March, 2004.



Nancy Montville
Notary Public

This instrument was prepared by William S. Wilson, 1415 W. 55th St., LaGrange, IL 60525

Mail to:

Send Subsequent Tax Bills To:

William S. Wilson
1415 West 55th Street
LaGrange, IL 60525

Donald and Joan Urban
3616 Prairie Avenue
Brookfield, IL 60513

Exempt under provision of 35 ILCS 200/31-45 (e) Real Estate Transfer Tax Act

Dated: 3-4-04 Donald Urban, Grantor

Dated: 3-4-04 Joan M Urban, Grantor

UNOFFICIAL COPY

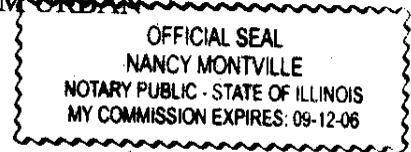
STATEMENT BY GRANTORS AND GRANTEES

The Grantors or their agent affirm 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 are either natural persons, 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 or persons and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 3-4-04, 2004 Signature Donald Urban
DONALD URBAN

Dated 3-4-04, 2004 Signature Joan M. Northam Urban
JOAN M. NORTHAM URBAN

Subscribed and sworn to before me
by the said DONALD URBAN and JOAN M. NORTHAM URBAN



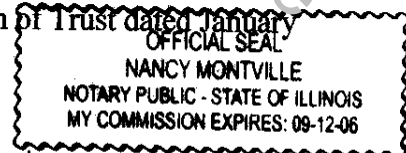
This 3rd day of March, 2004. Notary Public Nancy Montville

The Grantees or his/her 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 or persons and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 3-4-04, 2004 Signature Donald L. Urban
DONALD L. URBAN as Co-Trustee of
the Donald L. Urban and Joan M. Urban
Joint Declaration of Trust dated January
27, 2004

Dated 3-4-04, 2004 Signature Joan M. Urban
JOAN M. URBAN as Co-Trustee of the
Donald L. Urban and Joan M. Urban
Joint Declaration of Trust dated January
27, 2004

Subscribed and sworn to before me
by the said DONALD J. URBAN + JOAN M. URBAN



This 3rd day of March, 2004. Notary Public Nancy Montville

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 offence and of a Class A misdemeanor for subsequent offenses.