

UNOFFICIAL COPY

DEED IN TRUST
(ILLINOIS)

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04081490

THE GRANTOR S, LESTER E. SANDER and DOROTHY H. SANDER, his wife,

of the County of Cook and State of Illinois
for and in consideration of Ten and no/100--(\$10.00)---
Dollars, and other good and valuable considerations in hand paid,
Convey and ~~WARRANTY~~ (QUIT CLAIM) unto
DOROTHY H. SANDER, as Trustee of the Dorothy H.
Sander Trust dated August 16, 1993, of 3608
Parthenon Way, Olympia Fields, Illinois 60461

DEPT-01 RECORDING \$25.00
157777 TRAM 2455 12/29/94 13:56:00
9570 : DW * -04 -081490
COOK COUNTY RECORDER

(The Above Space For Recorder's Use Only)

(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 agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 1 in the Fabco Complex subdivision being a subdivision in the East half of the Southeast quarter of Section 30, Township 17 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, including the benefits and burdens created by easements recorded as Documents No. 27429916 and No. 27429937 and other covenants, restrictions and easements of record

Permanent Real Estate Index Number(s): 25-30-404-014

Address(es) of real estate: 1749 West 124th Street, Calumet Park, Illinois 60643

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys, to create 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 successor in trust and to grant to such successor or successor 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 present or in 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 way at this 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 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 trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, and that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument, and (c) that 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

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 limitation," 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 on execution or otherwise

In Witness Whereof, the grantor S aforesaid have hereunto set their hands and seal S this 10th day of AUGUST 1994

Lester E. Sander
Lester E. Sander

(SEAL)

Dorothy H. Sander
Dorothy H. Sander

(SEAL)

State of Illinois, County of Cook

OFFICIAL RECORD
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION EXPIRES

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that LESTER E. SANDER and DOROTHY H. SANDER, his wife, personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, it 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

N. WTA day of December 19 94

Commission expires 11-9 1998

Sharon M. Crowneor
NOTARY PUBLIC

This instrument was prepared by Austin L. Wyman, Jr., 111 West Washington, Chicago, IL 60602 (NAME AND ADDRESS)

USE WARRANT FOR QUIT CLAIM AS PARTIES DESIRE

MAIL TO { (Name) _____ (Address) _____ (City, State and Zip) _____

SEND SUBSEQUENT TAX BILLS TO Mr. and Mrs. Lester Sander (Name) 3608 Parthenon Way (Address) Olympia Fields, IL 60461 (City, State and Zip)

06619370
Real Estate Transfer Tax
EXEMPT
Cook County Ordinance No. 93027
12/9/94
Buyer, Seller or Representative
Date

2500
2200

UNOFFICIAL COPY

Deed in Trust

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

05/15/2010

UNOFFICIAL COPY

3306

STATEMENT BY GRANTOR AND GRANTEE

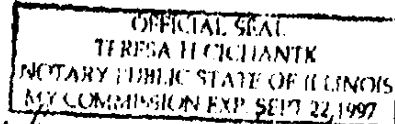
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 9, 1994

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
by the said agent of Grantor
this 9th day of December,
1994.



Notary Public Teresa H. Cichantk

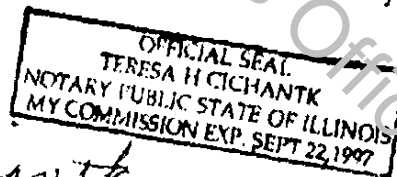
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 9, 1994

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
by the said agent of Grantee
this 9th day of December,
1994.



Notary Public Teresa H. Cichantk

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.)

04081490

UNOFFICIAL COPY

VILLAGE OF CALUMET PARK

REAL ESTATE TRANSFER DECLARATION

Except as to Exempt Transactions, you are prohibited by law from accepting any deed for recordation unless it is accompanied by a declaration containing all of the information requested therein.

THE FOLLOWING INFORMATION IS REQUIRED BY THE REAL ESTATE TRANSFER TAX ACT AND IS TO BE FILLED OUT BY THE SELLERS AND BUYERS OR THEIR AGENTS
USE BLACK OR BLUE INK



County	
Date	
Doc. No.	
Vol.	
Page	
Received by:	
For Recorder's Use Only	

LEGAL DESCRIPTION Sec. 30 Twp. 37 N Range 14
(Use additional sheet, if necessary)

Lot 1 in the Fabsco Complex Subdivision being a subdivision in the East half of the Southeast quarter of Section 30, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, including the benefits and burdens created by easements recorded as Documents No. 27429936 and No. 27429937 and other covenants, restrictions and easements of record.

Lot Size (Approximate) 100' x 699.78' or Acreage _____

Permanent Real Estate Index No. 25-30-404-014 Date of Deed 8/16/94 Deed in _____ Type of Deed Trust

Address of Property 1749 West 124th Street, Calumet Park, Illinois 60643
Street or Rural Route

Calumet Park
City or Village

Calumet
Township

The following questions must be answered:

1. Yes No Is this transfer between relatives or related corporations? Relationship sell to living trust (undivided one-half interest)
2. Yes No Is this a compulsory transaction? (In lieu of Foreclosure, Court Order, Divorce, Condemnation, Probate, Etc.)
3. Yes No Is this in fulfillment of an installment contract for deed? Year contract originated 19____. Buyer is responsible for taxes payable in 19____.
4. Yes No Does buyer hold title to adjacent properties?

This space for relating any special facts or circumstances involving this transaction: (Use additional sheet, if necessary).

This transaction is exempt inasmuch as there is no consideration for the transfer.

--Check property usage--

- Residence
- Vacant Land/Lot
- Apartment (6 units or less, owner occupied)
- Commercial Apartment (over 6 units)
- Farm
- Store, office, commercial building
- Industrial
- Other (Specify) _____

Full actual consideration \$ -0-

Amount of tax stamps (\$5.00 per \$1000. or part thereof of taxable consideration.) \$ -0-

04081490

Correct 12-21-94

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Lester E. and Dorothy H. Sander, 3608 Parthenon Way, Olympia Fields, IL 60461
Name and Address of Seller (Please Print) Street or Rural Route City

Signature: _____
Seller or Agent
Dorothy H. Sander, as Trustee of the Dorothy H. Sander Trust dated 8/16/93, of 3608 Parthenon Way, Olympia Field, IL 60461
Name and Address of Buyer (Please Print) Street or Rural Route City

Signature: _____
Buyer or Agent

Use space below for tax mailing address, if different from above.

Mr. and Mrs. Lester Sander, 3608 Parthenon Way, Olympia Fields, IL 60461
Name Street or Rural Route City