QUIT CLAMNOFFICIAL COPY

This indenture witnesseth, That the Grantor

Mary Johnson 6917 SO LAFIN Chicano De GOGSE

of the County of and State of



Doc#: 0409134107

Eugene "Gene" Moore Fee: \$28.50

Cook County Recorder of Deeds

Date: 03/31/2004 04:44 PM Pg: 1 of 3

Reserved for Recorder's Office

, the following described real estate in the County of

LOT 12 IN BLOCK 2 IN MARSRON AND AUGUR'S SUBDIVISION OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE THIRD PRINCIPAL MER DIAM, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 6917 S. LAFLIN, CHICAGO, IL, 60836 PARCEL: 20-20-318-006

Permanent Tax Number:

TO HAVE AND TO HOLD the said premises with the appurtenancer 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 vacale 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 expression property, or expression and the said property an property, or any part thereof, from time to time, in possession or reversion, by leases to commerce in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single de nise the term of 198 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 compiled 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 the such surveyance least the first trument, () 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 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.

In Witness Whereof, the grantor this 1av of	aforesald ha	hereunto set	hand	and seal
May Johnson	(Seal)			(Sea
	(Seal)	·		(Sea
THIS INSTRUMENT WAS PREPARE	ED BY:	SEND TAX BIL	LS TO:	
Charles Sockers & 9415 5 Western & Charles 120628	vite 201	3		
(000010				
State of	-85.	I, the undersigned, a N	otary Public in and	for said County and
State of Sounty of	SS.	I, the undersigned, a N State aforesair do hen	otary Public in and eby certify that	i for said County and
	lay in person and aci free and volunta	State aforesair. do hen	eby certify that subscr	ibed to the foregoing
County of personally known to me to be the same and the same of the said instrument as	lay in person and act free and volunta estead.	State aforesair. do hen	eby certify that subscr	ibed to the foregoing
Decembers of the same of the right of home	lay in person and act free and volunta estead.	State aforesair. do hen those name knowledged that ry act, for the uses and p	eby certify that subscr	ibed to the foregoing
Decembers of the same of the right of home	lay in person and act free and voluntal estead. arial seal this	State aforesair. do hen those name knowledged that ry act, for the uses and p	eby certify that subscr	ibed to the foregoing

CHICAGO TITLE LAND TRUST COMPANY 171 N. CLARK STREET ML04LT CHICAGO, IL 60601-3294

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UNOFFICIAL COPY

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 Sate of Illinois.

Dated 3

Signature_

SUBSCRIBED AND SWORM TO BEFORE		
ME BY THE SAID		
THIS DAY OF	"OFFICIAL SEAL"	
19	PUBLIC CHARLENE BATALLA	
NOTARY PUBLIC MANUA	COMMISSION EXPIRES 09/06	
HOTATI FUBLIO GIFTE		V.Y.
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The grantee or his agent affirms a	and varifies that the name of the grantee shown on	
the dead or assignment of henefic	cial interest in a land trust is either a natural person,	
an Illinois correction or foreign o	corporation authorized to do business or acquire and	
an tilinois corporation or loreign c	comporation as the street to do business or acquire	
hold title to real estate in Illinois, a	a partnership emhorized to do business or acquire	
and hold title to real estate in Illino	ois, or other entity recognized as a person and	
authorized to do business or acqu	uire and hold title to real estate under the laws of the	ı
State of Illinois.		
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12	$\sim 10^{-1}$	
Date 3 22 04	Signature MacCounty Aal	
	() Chantue Jr Agent	
SUBSCRIBED AND SWORN TO BEFORE		
ME BY THE SAID		
THIS DAY OF		
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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 Tax Act.]