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Doc#: 0409319005
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 04/02/2004 09:00 AM Pg: 1 of 4

WARRANTY DEED IN TRUST

KNOW ALL MEN BY THESE PRESENTS that the Settlor, Octavia Kincaid, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, gives, grants, remises, releases and forever warrants unto Octavia Kincaid, or her successor in trust, as Trustee of the Octavia Kincaid Trust dated November 20, 2003, as may be amended, all right, title and interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

Lot 13 and the South 5 feet of Lot 12 in Block 2 Franklin P. Wilson's subdivision of the Southwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 7, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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 real estate 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the 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 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 or title or interest in or about or easement appurtenant to said real estate 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.

EXEMPTION APPROVED
VILLAGE OF OAK PARK
Eugene "Gene" Moore

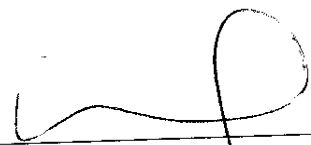
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In no case shall any party dealing with the trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the 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 the 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 agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that the 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 their predecessors 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 real estate 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 "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

IN WITNESS WHEREOF, the SETTLOR aforesaid, Octavia Kincaid, executed this Deed in Trust on this 12 day of January, 2004.



(SEAL)

PROPERTY ADDRESS: 825 S. Cuyler, Oak Park, Illinois, 60304

REAL ESTATE TAX IDENTIFICATION NUMBER: 16-17-124-024-0000

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SEND SUBSEQUENT TAX BILLS TO:

Octavia Kincaid
825 S. Cuyler
Oak Park, Illinois 60304

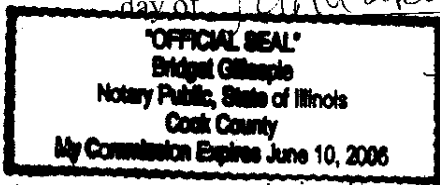
AFTER RECORDING RETURN TO:

Law Office of David P. Cudnowski, Ltd.
330 N. Wabash Avenue, Suite 2604
Chicago, Illinois 60611

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

Before me, a Notary Public in and for said County, in the State aforesaid, personally appeared the above named Octavia Kincaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument, who acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

IN TESTIMONY WHEREOF, I have hereto set my hand and official seal this 12
day of January, 2004.



Bridget Gillespie
NOTARY PUBLIC

My Commission Expires: 6-10-06

THIS INSTRUMENT WAS PREPARED IN CHICAGO, ILLINOIS BY:

David P. Cudnowski
Law Office of David P. Cudnowski, Ltd.
330 N. Wabash Avenue, Suite 2604
Chicago, IL 60611
(312) 595-1040

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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: March 26, 2004

Signature: 

Subscribed and sworn to before me


By the said Dariusz P. Czerwinski
This 26th day of March, 2004



Marianne Luka
Notary Public

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

Dated: March 26, 2004

Signature: 

Subscribed and sworn to before me

By the said Dariusz P. Czerwinski
This 26th day of March, 2004



Marianne Luka
Notary Public

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 a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under 35 ILCS 200/31-45 of the Illinois Real Estate Transfer Tax Act.)