

# UNOFFICIAL COPY



Doc#: 0410547417  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 04/14/2004 03:21 PM Pg: 1 of 6

## DEED IN TRUST

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the author of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

### THE GRANTOR(S) (NAME AND ADDRESS)

VIRGLE E. STITH  
1552 Edgewood  
Chicago Heights, IL 60411

(The Above Space For Recorder's Use Only)

of: Chicago Heights County of Cook, and State of Illinois, in consideration of the sum of TEN (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to EMMA E. TAYLOR as Trustee, under the terms and provisions of a certain Trust Agreement dated the day of July, 2003, and designated as VIRGLE E. STITH TRUST, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.)

Permanent Index Number (PIN): 28-25-117-023-1000

Address(es) of Real Estate: 3008 171st street, Unit 1-T, Hazel Crest, Illinois 60429

TO HAVE AND TO HOLD said real estate and appurtenances thereon, on the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as to surety for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 9th day of July 2003

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)	<u>Virgle E. Stith</u> (SEAL)	<u>EMMA E. TAYLOR</u> (SEAL)
	<u>Virgle E. Stith</u> (SEAL)	<u>Emma E. Taylor</u> (SEAL)

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 EMMA E. TAYLOR,

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 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 9th day of July, 2003

Commission expires August 25, 2003

Lawerance N. Vance  
NOTARY PUBLIC

This instrument was prepared by Lawerance N. Vance, Esq., 53 W. Jackson Blvd., Chicago, IL 60604

### Legal Description



SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: {

(Name)

(Address)

(City, State and Zip)

Emma E. Taylor (Name)

200 Park, Apt. 334 (Address)

Calumet City, IL 60409 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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## 3008 171 STREET, UNIT A-T, HAZEL CREST, IL 60429

Unit Number A-T As Delineated On Survey Of Marthas Park Condominium Building Number 2 Of The Following Described Parcel Of Real Estate (Hereinafter Referred To As "Parcel"): That Part Of Lot 7 Described As Follows: Commencing At A Point On The Northerly Line Of Said Lot 7, 59.50 Feet East Of The Northwestern Corner Thereof (As Measured On Said Northerly Line); Thence Southerly On A Straight Line At Right Angle To Said Northerly Line Of Said Lot, A Distance Of 5.50 Feet To A Point, Said Point Being The Point Of Beginning; Thence Southwesterly On A Straight Line A Distance Of 65.10 Feet To A Point, Said Point Which Is Located A Distance Of 33.50 Feet Southerly (As Measured On The Westerly Line Of Said Lot 7) From The Northwest Corner Of Said Lot And A Distance Of 1.50 Feet Easterly On A Straight Line Measured At Right Angle To The Westerly Line Of Said Lot; Thence Southeasterly On A Straight Line At Right Angle To The Last Described Southwesterly Straight Line, A Distance Of 154.30 Feet To A Point, Thence Northeasterly On A Straight Line At Right Angle To The Last Described Southeasterly Straight Line; A Distance Of 65.10 Feet To A Point; Thence Northwesterly On A Straight Line To The Point Of Beginning, All In "Marthas Park", Being A Subdivision Of The South 907 Feet Of The East 645 Feet Of The West Half Of The Northwest Quarter Of Section 25, Township 36 North, Range 13 East Of The Third Principal Meridian, In Cook County, Illinois, Recorded October 3, 1968 As Document 20635437, In Cook County, Illinois; Which Survey Is Attached As Exhibit "A" To Declaration Of Condominium Made By Lasalle National Bank, -A National Banking Association, As Trustee Under Trust Agreement Dated November 20, 1972 Know As Trust No. 44997 Recorded In The Office Of The Recorder Of Cook County, Illinois As Document No. 22196855; Together With Its Undivided Percentage Interest In Said Parcel (Excepting From Said Parcel All The Property And Space Comprising All The Units Thereof As Defined And Set Forth In Said Declaration And Survey.

PIN #: 28-25-117-023-1000



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## BILL OF SALE

VIRGLE E. STITH

TO

EMMA E. TAYLOR,

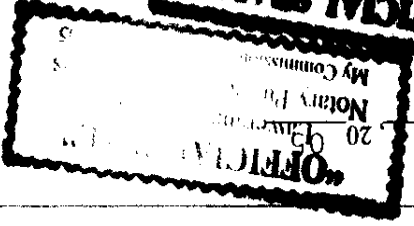
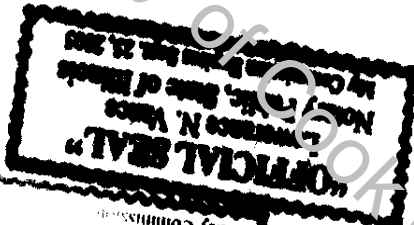
as Trustee of

VIRGLE E. STITH REVOCABLE TRUST

Dated: July 9, 2003

American Legal Forms  
(312) 332-1922  
Form No. 120

Property of Cook County Clerk's Office



Commission expires

August 25

Notary Public

*Lawrence N. Vance*

day of July, 20 03

GIVEN under my hand and Notarial seal, this 9th

voluntary act, for the uses and purposes therein set forth.

She signed, sealed and delivered the said instrument as her free and

subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that

personally known to me to be the same person whose name

that

VIRGLE E. STITH

in and for said County, in the State aforesaid, DO HEREBY CERTIFY

LAWRENCE N. VANCE

State of Illinois }  
County of Cook }  
ss

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## GRANTOR/GRANTEE STATEMENT

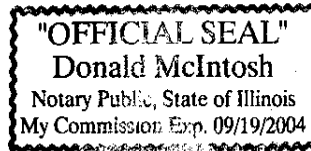
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 July 9, 2004

Signature: *Tringo Steth*  
Grantor or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 9<sup>th</sup> day of July, 2004  
Notary Public *[Signature]*



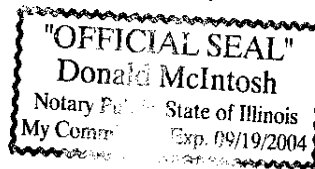
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 9, 2004

Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 9<sup>th</sup> day of July, 2004  
Notary Public *[Signature]*



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.)