



DEED IN TRUST (ILLINOIS)

Doc#: 0410742151 Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 04/16/2004 09:49 AM Pg: 1 of 4

Handwritten notes: 2 of 3, CF HOME, 24017880/, UA 6242328

Above Space for Recorders use only

THE GRANTOR

Skip's Tire Company, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of (\$10.00) Ten and 00/100 DOLLARS, and other good and valuable considerations and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, Conveys and (QUIT CLAIMS) unto Glenn A. Petersen and Mary Ann Petersen, 20234 Wilderness, Flossmoor, IL, 60461 (Name and Address of Grantee), as Trustees under the provisions of a trust agreement dated the 5th day of November, 2000, and known as The Glen A. Petersen and Mary Ann Petersen Trust (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:

SEE ATTACHED LEGAL DESCRIPTION RIDER

Exempt under provision of Paragraph E4 Section 4, Real Estate Transfer Tax Act

Permanent Real Estate Index Number(s): 31-02-201-024-0000

Date: 3/9/04

Address(es) of real estate: 18340 Kedzie Avenue, Homewood, IL 60430

Buyer/Seller/Representative (Signature)

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, 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 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, 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

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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 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 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, hers, 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.

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, said Grantor has caused its corporate seal to be affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 9th day of March, 2004.

Skip's Tire Company

By: Glen A. Petersen
Glen A. Petersen, President

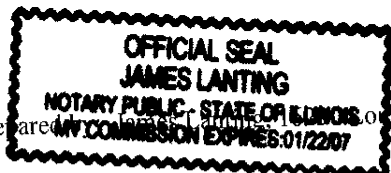
Attest: Mary Ann Petersen
Mary Ann Petersen, Secretary

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 Glen A. Petersen personally known to me to be the President of the corporation and Mary Ann Petersen personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of March, 2004

Commission expires



This instrument was prepared at 16230 Louis Avenue, South Holland, IL, 60473

[Signature]
NOTARY PUBLIC

MAIL TO: James Lanting
16230 Louis Avenue
South Holland, IL 60473

SEND SUBSEQUENT TAX BILLS TO:
Skip's Tire Co.
18340 Kedzie Avenue
Homewood, IL 60430

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LEGAL DESCRIPTION RIDER

PARCEL 1:

THE SOUTH 130 FEET OF LOT 11 IN HOMEWOOD GARDENS ACRES NUMBER 1, A SUBDIVISION OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS OVER AND UPON THE NORTH 20 FEET OF THE SOUTH 140 FEET OF LOT 11 (EXCEPT THAT PART INCLUDED IN PARCEL 1 AFORESAID) AND THE WEST 24 FEET OF LOT 9; THE WEST 24 FEET OF LOT 10; AND THE WEST 24 FEET OF LOT 11 (EXCEPTING THE SOUTH 140 FEET OF SAID LOT 11) IN HOMEWOOD GARDEN ACRES NO. 1, A SUBDIVISION OF THE NORTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 2 TOWNSHIP 35 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 18340 Kedzie Avenue, Homewood, IL 60430

PERMANENT INDEX NUMBER: 31-02-201-024-0000

Office of Cook County Clerk's Office

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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 and hold title to real estate under the laws of the State of Illinois.

Dated 3/9/04, _____ Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said _____
this 9th day of March
2004

[Signature]
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 3/9/04, _____ Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said _____
this 9th day of March
2004

[Signature]
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 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.]