

# UNOFFICIAL COPY

## DEED IN TRUST STATUTORY (ILLINOIS)



Doc#: 0411934125  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 04/28/2004 03:36 PM Pg: 1 of 4

THIS INDENTURE  
WITNESSETH, that the  
GRANTORS, Arthur I. Neyhus,  
Miriam H. Neyhus, husband and  
wife, for and in consideration of  
Ten Dollars (\$10.00) and other  
good and valuable consideration in  
hand paid, receipt of which is  
hereby duly acknowledged, do

hereby **CONVEY AND QUIT CLAIM** unto Miriam Neyhus, not personally but as Trustee of the  
Miriam Neyhus Estate Trust dated 4/19, 2004, of 2858 W. Touhy, Unit C, Chicago, Illinois  
60645, and to the Trustee's successors, the following described parcel of real estate situated in the County  
of Cook, State of Illinois to wit:

**SEE ATTACHED EXHIBIT A.**

PERMANENT INDEX NUMBER: 10-25-328-008-1057  
ADDRESS OF REAL ESTATE: 2858 W. Touhy, Unit C, Chicago, Illinois 60645

**SUBJECT TO:** Non-delinquent real estate taxes and special taxes or assessments; applicable  
zoning, building laws and ordinances; covenants, conditions and restrictions of record.

**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 set forth.

Full power and authority is hereby granted to said Trustee and the Trustee's successors in trust to  
improve, manage, protect, subdivide, dedicate to public use, sell, lease, mortgage, pledge, exchange, convey,  
donate, or otherwise deal with said real estate upon such terms, conditions and restrictions as the Trustee sees  
fit, with full power to amend, change or modify leases and sales agreements, and the terms and provisions  
thereof; to grant options to lease, renew leases, or purchase the whole or any part of the reversion, to partition  
or exchange such real estate, grant easements or charges of any kind; to release, convey or assign any right,  
title or interest in or about such real estate or any easement appurtenant thereto or any part thereof; to  
improve, remodel, alter, repair, add to or take from any buildings on such real estate, to insure the real estate,  
the Trustee and any person having an interest in or responsibility with respect to said real estate; to collect  
the rents and earnings; and to deal with said real estate and every part thereof in all other ways and for such  
other considerations as it would be lawful for the owner thereof to do, 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 or the Trustee's successors in trust 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 said 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 said Trustee, or be  
obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage,  
lease or other instrument executed by said Trustee or the Trustee's successors in trust 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

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indenture and by said Trust 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 or in some amendment thereof and is binding upon all beneficiaries thereunder, (c) that said Trustee as 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 by 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 predecessor in trust.

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 or execution or otherwise.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 26th day of April, 2004.

Arthur I. Neyhus  
Arthur I. Neyhus

Miriam H. Neyhus  
Miriam H. Neyhus

STATE OF ILLINOIS )

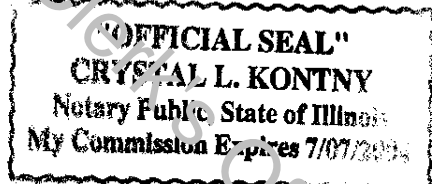
) ss.

COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Arthur I. Neyhus and Miriam H. Neyhus, husband and wife, are 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 26th day of April, 2004.

Crystal L. Kontny  
Notary Public



SEND SUBSEQUENT TAX BILLS TO:

PREPARED BY AND UPON RECORDING, MAIL TO:

CRYSTAL L. KONTNY, ESQ.  
KAMENSKY & RUBINSTEIN  
7250 N. CICERO AVE., SUITE 200  
LINCOLNWOOD, IL 60712-1693

ARTHUR I. NEYHUS  
MIRIAM H. NEYHUS  
2858 W. TOUHY, UNIT C  
CHICAGO, ILLINOIS 60645

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,  
SECTION 4, REAL ESTATE TRANSFER ACT.

Crystal L. Kontny, DATED: 4-26-04  
REPRESENTATIVE

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## EXHIBIT A

### LEGAL DESCRIPTION

UNIT NO. 57 IN CHESTERFIELD ON TOUHY CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOT 1 (EXCEPT THE NORTH 160 FEET THEREOF AND EXCEPT THE SOUTH 37.50 FEET OF THE NORTH 197.50 FEET OF THE WEST 147 FEET THEREOF) IN MUNO'S SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 3769788.

ALSO:

THAT PART OF A STRIP OF LAND 21-1/2 FEET MORE OR LESS IN WIDTH LYING EAST OF THE EAST LINE OF LOT 1 IN THE MUNO'S SUBDIVISION AND WEST OF THE WEST LINE OF MCQUIRE AND ORRS SECOND ADDITION TO ROGERS PARK IN SECTION 25, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND LYING SOUTH OF A LINE 160 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 EXTENDED EAST IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AS TRUSTEE UNDER TRUST AGREEMENT, DATED DECEMBER 28, 1967, AND KNOWN AS TRUST NO. 30666, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 21576982, TOGETHER WITH AN UNDIVIDED 1.6666 PERCENT INTEREST IN SAID PARCEL, (EXCEPTING FROM SAID PARCEL, THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

MORTGAGOR ALSO HEREBY GRANTS TO MORTGAGEE, THEIR SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE-DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION. THE MORTGAGE IS SUBJECT TO ALL RIGHT, EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

PROPERTY ADDRESS: 2858 W. TOUHY, UNIT C, CHICAGO, ILLINOIS 60645  
P.I.N.: 10-25-328-008-1057

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**GRANTOR(S):** Arthur I. Neyhus and Miriam H. Neyhus

**GRANTEE(S):** Miriam Neyhus, not personally, but as Trustee of the Miriam Neyhus Estate  
Trust dated 4/19/, 2004.

**ADDRESS OF PROPERTY:** 2858 W. Touhy, Unit C, Chicago, Illinois 60645

**PIN:** 10-25-328-008-1057

### STATEMENT BY GRANTOR AND GRANTEE

The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantors 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.

Korty  
~~Grantor or Agent~~

Dated: 4/26/04

Subscribed and Sworn to before me, this 26<sup>th</sup> day of April, 2004.

Laura A. Harrington  
Notary Public



The grantee or grantee's 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.

Korty  
~~Grantee or Agent~~

Dated: 4/26/04

Subscribed and Sworn to before me, this 26<sup>th</sup> day of April, 2004.

Laura A. Harrington  
Notary Public

