

UNOFFICIAL COPY

QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor

JAMES A. FRANKLIN & ETHEL FRANKLIN, HIS WIFE



Doc#: 0414146157
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/20/2004 02:23 PM Pg: 1 of 3

of the County of **COOK** and State of **ILLINOIS** for and in consideration of **TEN AND NO/100 Dollars**, and other good and valuable considerations in hand paid, **Convey and QUITCLAIM**

unto the **MARQUETTE BANK** f/k/a MARQUETTE NATIONAL BANK An Illinois Banking Assn., whose address is **6155 South Pulaski Road, Chicago, Illinois, 60629**, as Trustee under the provisions of a trust agreement dated the **19TH** day of **FEBRUARY** **2003** and known as Trust Number **17033** the following described Real estate in the County of **COOK** and State of Illinois, to-wit:

LOT 11 IN WILLIAM KRUEGER'S SUBDIVISION OF PART OF LOT 1 & ALL OF LOTS 2 & 3 IN THE SUBDIVISION OF LOT 2 OF THAT PART OF THE SOUTH 60 ACRES OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO ROCK ISLAND & PACIFIC RAILROAD, IN COOK COUNTY, ILLINOIS.

Property Address: 8228 SOUTH EMERALD, CHICAGO, IL 60620
Permanent Tax Number: 20-33-122-032 Volume # _____

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, See reverse side for terms & powers of trustee. 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, the grantor aforesaid has hereunto set their hand and seal this 21st day of April 20 04.

James A. Franklin Seal
JAMES A. FRANKLIN

Ethel Franklin Seal
ETHEL FRANKLIN

This instrument does not affect to whom the tax bill is to be mailed and therefore no Tax Billing Information Form is required to be recorded with this instrument Seal

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 9 of the REAL ESTATE TRANSFER TAX ACT.

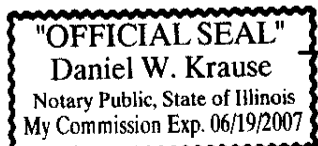
04/22/04 Daniel W. Krause
DATE BUYER, SELLER, REPRESENTATIVE

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 **JAMES A. FRANKLIN & ETHEL FRANKLIN, HIS WIFE**

personally known to me to be the same person **S** whose name **S 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, including the release and waiver of the right of homestead.

Dated April 21, 2004



Daniel W. Krause
Notary Public

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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 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 futuro, and upon any terms and 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 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 mortgage 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 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 a successor or successors in trust, that such successor to successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all personal 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 lands 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 "upon condition", or "with made and provided".

AFTER RECORDING, PLEASE MAIL TO:

DAVID W. KLAUSE
3322 W. 95th
CHICAGO, ILL. 60643

THIS INSTRUMENT WAS PREPARED BY
 GLENN E. SKINNER JR.
 MARQUETTE BANK
 6155 SOUTH PULASKI ROAD
 CHICAGO, IL 60629

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THIS INSTRUMENT WAS PREPARED BY:

DANIEL W. KRAUSE
3322 W. 95TH
EVERGREEN PARK, IL 60608

AFTER RECORDING, PLEASE MAIL TO:

JAMES A. FRANKLIN
8228 S. EMERALD
CHGO, IL 60650

STATEMENT BY GRANTOR AND GRANTEE

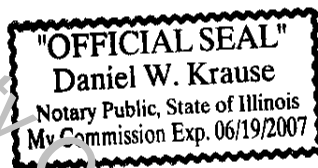
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 4/21 2004

James A. Franklin
Signature Grantor or Agent

Subscribed and sworn to before me this

21st day of April 2004
Daniel W. Krause
Notary Public



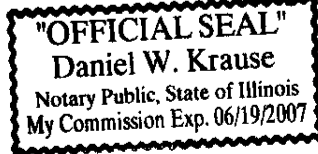
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated 4/21 2004

Ethel Franklin
Signature Grantee or Agent

Subscribed and sworn to before me this

21st day of April 2004
Daniel W. Krause
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)