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Doc#: 0414544040
Eugene "Gene" Moore Fee: \$36.50
Cook County Recorder of Deeds
Date: 05/24/2004 09:44 AM Pg: 1 of 7

Property of Cook County Clerk's Office

DEED IN TRUST

MARY J. ALLEN

Return to: Gary G. Piccony
Attorney at Law
1700 N. Farnsworth Avenue, Ste 25
Aurora, IL 60505

Grantor's Address: 4805 S. LeClaire Avenue, Chicago, IL 60638

Grantee's Name and Address: Mary J. Allen
4805 S. LeClaire Avenue
Chicago, IL 60638

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THE GRANTOR, **Mary J. Allen** of Chicago, Illinois, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt of which are hereby acknowledged, does hereby convey and quit claim unto Mary J. Allen, not individually, but as trustee under the provisions of a certain Declaration of Trust dated April 21, 2004, heretofore made by the same Mary J. Allen, 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:

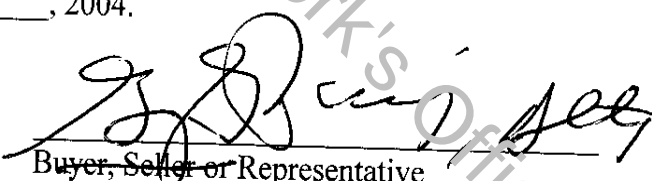
The South 30 feet of Lot 36 in Block 42 in Frederick H. Bartlett's Central Chicago, being a Subdivision in the South East quarter of Section 4, and in the North East quarter and the South East quarter of Section 9, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel Index Number: 19-09-210-040

Property Address: 4805 S. LeClaire Avenue, Chicago, IL 60638

Exempt under the provisions of Paragraph (e), Section 4, Real Estate Transfer Act.

Dated: April 21, 2004.


Buyer, Seller or Representative

Together with all other real estate, or any interest in real estate, located in Cook County, Illinois, in which the said Mary J. Allen presently has an interest.

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TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said 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, streets, 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 presenti or in futuro, 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 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 any person owing the same to deal with the same, whether similar to or indifferent from the ways above specified, at any time or times hereafter.

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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 or 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 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 title, estate, rights, powers, authorities, duties and obligations of its, his 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.

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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 limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases 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 the event of the death, inability, or refusal to act of the said Mary J. Allen, as trustee, then my son, Charles W. Allen, of North Aurora, Illinois, shall be the first successor trustee and shall have all of the powers herein conferred upon the original trustee.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set her hand and seal on this

21 day of APRIL, 2004.

Mary J. Allen

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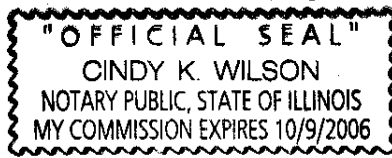
STATEMENT BY GRANTOR AND GRANTEE

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 May 13, 2004

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Harry M. Pecora this 13th day of May, 2004
Notary Public Cindy K. Wilson

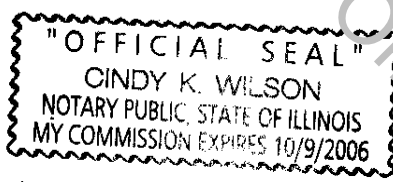


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 13, 2004

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Harry M. Pecora this 13th day of May, 2004
Notary Public Cindy K. Wilson



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.

(Attached 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.)