

# UNOFFICIAL COPY



DEED IN TRUST

Doc#: 0417545012  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 06/23/2004 08:23 AM Pg: 1 of 6

MAIL RECORDED DEED TO:  
FOUNDERS BANK  
11850 S. HARLEM AVE.  
PALOS HEIGHTS IL 60463

PREPARED BY:

James W. Wolfenson  
14535 John Humphrey Dr.  
Suite 101  
Orland Park, IL 60462

Note: This space is for Recorder's Use Only

THIS INDENTURE WITNESSETH, That the Grantor(s)

**JOAN M. HARDIN, a widow and not since remarried,**

of the County of Cook and State of ILLINOIS for and in consideration of TEN DOLLARS AND NO CENTS, and other good and valuable considerations in hand and paid, Convey...and Warrant.... unto FOUNDERS BANK, 11850 S. HARLEM AVENUE, PALOS HEIGHTS, IL 60463, a corporation of Illinois, as Trustee under the provisions of a Trust Agreement dated the 13th Day of May, 2004, and known as Trust Number 6480, the following described real estate in the County of Cook and the State of Illinois, to wit:

**LOT 11 IN BLOCK 3 IN RIDGELAND VILLAGE, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PIN: 24-19-225-011-0000

COMMONLY KNOWN AS: 6526 W. 112th Place, Worth, IL 60482

SUBJECT TO: 1. General real estate taxes for the year 2003 and subsequent years.  
2. 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 agreement set forth.

And the said grantor/s hereby expressly waive/s and release/s 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/s aforesaid have hereunto set their hands and seals this 18<sup>th</sup> Day of MAY, 2004.

Joan M Hardin

This document contains 3 pages.  
This is Page 1 of 3.

Recorded by  
Chicago Abstract, Inc.

*6 Pages*

# UNOFFICIAL COPY

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 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 99 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 part 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 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 or their predecessors in trust.

# UNOFFICIAL COPY

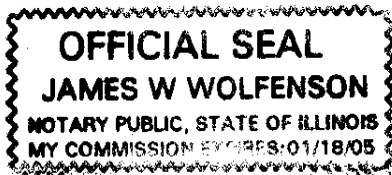
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and all such interest is hereby declared to be personal property, and no beneficiary 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.

STATE OF ILLINOIS}  
 SS.  
 COUNTY OF COOK}

The undersigned, A Notary Public in and for said County, in the State aforesaid, does hereby certify that

who 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 and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 18<sup>th</sup> Day of May, 2004.



*James W. Wolfenson*  
 Notary Public

NAME AND ADDRESS OF TAXPAYER:

Joan M. Hardin

6526 W. 112th Place

Worth, IL 60482-1922

COUNTY-ILLINOIS TRANSFER STAMPS  
 EXEMPT UNDER PROVISIONS OF PARAGRAPH E  
 SECTION 4, REAL ESTATE TRANSFER ACT.

DATE:

*Joan M. Hardin*  
 Buyer/Seller/Representative

12/07  
 deedin.

This document contains 3 pages.  
 This is Page 3 of 3.

# UNOFFICIAL COPY

## DECEASED JOINT TENANCY AFFIDAVIT

STATE OF ILLINOIS            )  
                                           )  
 COUNTY OF COOK            )        SS.

**Joan M. Hardin**, being duly sworn, states that she resides at 6526 W. 112th Place, Worth, Illinois 60482;

That she is the surviving spouse of **Edward Hardin**, deceased, who at the time of his death, was a Joint Tenant owner with **Joan M. Hardin**, of the land in Cook County, Illinois, described as:

**LOT 11 IN BLOCK 3 IN RIDGELAND VILLAGE, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**P.I.N.: 24-19-225-011-0000**

That **Edward Hardin**, died on May 17, 2001, as evidenced by a copy of his death certificate attached hereto.

That the deceased died:        **Leaving a Will**

That the total value of the estate of the deceased, including both real and personal property owned by the deceased either individually or in joint tenancy at the time of the death of **Edward Hardin**, did not exceed the sum of One Hundred Thousand Dollars.

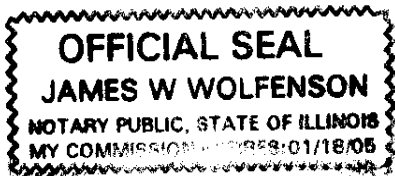
Affiant makes this affidavit for the purpose of establishing an estate plan and a land trust for property located **6526 W. 112th Place, Worth, Illinois**.

Joan M. Hardin  
 Affiant

Subscribed and sworn to before me  
 this 18<sup>th</sup> day of May, 2004.

James W. Wolfenson  
 Notary Public

jww/docs/hardin.djta



UNOFFICIAL COPY

NUMBER

STATE OF ILLINOIS

MEDICAL CERTIFICATE OF DEATH

REGISTRATION DISTRICT NO. **16.0**

DECEASED-NAME **EDWARD HARDIN** SEX **MALE** DATE OF DEATH (MONTH, DAY, YEAR) **3. MAY 17, 2001**

COUNTY OF DEATH **COOK** DATE OF BIRTH (MONTH, DAY, YEAR) **5d. JUNE 25, 1930**

CITY, TOWN, TWP. OR ROAD DISTRICT NUMBER **WORTH** HOSPITAL OR OTHER INSTITUTION-NAME (IF NOT IN EITHER, GIVE STREET AND NUMBER) **6526 W. 112TH PLACE**

BIRTHPLACE (CITY AND STATE OR FOREIGN COUNTRY) **CRAWFORDSVILLE, ILLINOIS** MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (SPECIFY) **MARRIED**

SOCIAL SECURITY NUMBER **10429-58-9200** USUAL OCCUPATION **SELF EMPLOYED**

RESIDENCE (STREET AND NUMBER) **6526 W. 112TH PLACE** CITY, TOWN, TWP. OR ROAD DISTRICT NO. **WORTH**

FATHER-NAME **FRITZHUJE** MOTHER-NAME **FRANCES MILLER**

INFORMANT'S NAME (TYPE OR PRINT) **JOAN HARDIN** RELATIONSHIP **WIFE**

Immediate Cause (Final disease or condition resulting in death) **(a) METASTATIC BLADDER CANCER**

CONDITIONS, IF ANY WHICH GIVE RISE TO IMMEDIATE CAUSE (a) **(b) DUE TO, OR AS A CONSEQUENCE OF**

CAUSE LAST. **(c) CONTRIBUTING TO DEATH BUT NOT RESULTING IN IT, UNDERLYING CAUSE GIVEN IN PART I.**

DATE OF OPERATION, IF ANY **5-16-01** MAJOR FIBRINOLYTIC OPERATION **NO**

WAS CORONER OR MEDICAL EXAMINER NOTIFIED? (YES/NO) **NO** HOUR OF DEATH **7:25 A.M.**

DATE SIGNED **5/17/01** ILLINOIS LICENSE NUMBER **036-065487**

NAME AND ADDRESS OF REGISTER (TYPE OR PRINT) **ALEXANDER HANTELAR 2160 SOUTH FIRST AVENUE MAYWOOD, ILLINOIS 60153**

NAME OF ATTENDING PHYSICIAN (IF OTHER THAN CEDEF) **JAMES MORGAN 280 WEST FIRST AVE IL MAYWOOD**

BURIAL CEMETERY (REMOVE "BAPTIST") **MT. VERNON CEMETERY** LOCATION **LEMONT, ILLINOIS** DATE (MONTH, DAY, YEAR) **MAY 21, 2001**

FUNERAL HOME **SCHMAEDEKE FUNERAL HOME 10701 S. HARLEM AVE. WORTH, ILLINOIS 60482**

FUNERAL DIRECTOR'S SIGNATURE **KAREN L. SCOTT, M.D.** FUNERAL DIRECTOR'S ILLINOIS LICENSE NUMBER **10332**

LOCAL REGISTRAR **Josephine Blane** DATE FILED BY LOCAL REGISTRAR (MONTH, DAY, YEAR) **MAY 21 2001**

I HEREBY CERTIFY THAT the foregoing is a true and correct copy of the death record for the decedent named in Item I and that this record was established and filled in my office in accordance with the provisions of the Illinois statutes relating to the registration of births, stillbirths and deaths.

Date **May 21, 2001**

Signed *[Signature]*

At Cook County Department of Public Health Official Title Chief Deputy Registrar, 1010 Lake Street, Oak Park, Illinois 60301

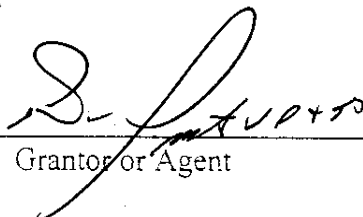
# UNOFFICIAL COPY

## STATEMENT OF GRANTOR AND GRANTEE

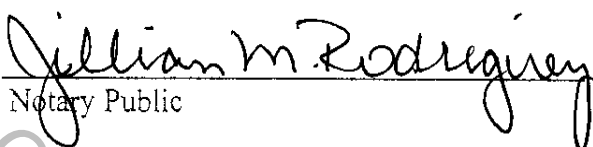
The Grantor, or his agent, affirms that, to the best of his knowledge, the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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: 6/18/04

Signed

  
Grantor or Agent

Subscribed and sworn to before me on this 18<sup>th</sup> day of June, 2004.

  
Notary Public

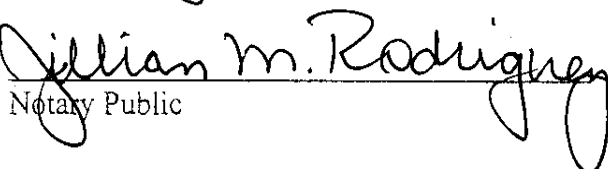
The grantee or his agent affirms and verifies that, to the best of his knowledge, the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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: 6/18/04

Signed

  
Grantee or Agent

Subscribed and sworn to before me this 18<sup>th</sup> day of June, 2004.

  
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.