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DEED IN TRUST (ILLINOIS)

THE GRANTOR

Theodore P. Kates and Mary L. Kates, as Joint Tenants with rights of survivorship *husband & wife*



Doc#: 0418403026
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 07/02/2004 08:03 AM Pg: 1 of 2

Above space for Recorder's Office Only

of the County of and State of for and in consideration of the sum of (\$10.00) Ten and no/100's DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and ~~Quit Warrants~~ *Quit Warrants* ~~Claims~~ to Western Springs National Bank and Trust as Trustee, as Trustee under the terms and provisions of a certain Trust Agreement dated the 23rd day of March, 2004 and designated as Trust No. 4042, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Lots 355 and 356 in Berwyn Manor, a subdivision of the South 1271.3 Feet of the Southeast 1/4 of Section 19, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Real Estate Index Number(s): 16-19-426-001
Address(es) of real estate: 2101 S. Wesley, Berwyn, IL 60407

P.N.T.A.

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TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell or ~~any terms, grant options to~~ purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or

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other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County _____ is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

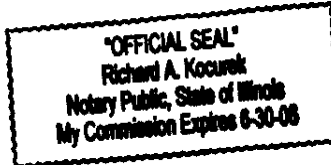
The Grantor _____ hereby waive _____ and release _____ any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 17 day of May, 2004

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)

Theodore P. Kates (SEAL) Mary L. Kates (SEAL)
Theodore P. Kates Mary L. Kates
 _____ (SEAL) _____ (SEAL)
 _____ (SEAL) _____ (SEAL)

State of Illinois, County of DeKalb ss. I, the undersigned, a Notary Public in and for said County, in the aforesaid, DO HEREBY CERTIFY that Theodore P. Kates and Mary L. personally known to me to be the same person(s) whose name(s) subscrib foregoing instrument, appeared before me this day in person, and acknow hat they signed, sealed and delivered the said instrument as their free an oluntary act, for the uses and purposes therein set forth, including the re waiver of the right of homestead.



Given under my hand and official seal, this 17 day of May
 Commission expires May 17 2004 _____ NOTARY PUBLIC

This instrument was prepared by: Richard A. Kocurek, 3306 South Grove Avenue, Berwyn, Illinois 6040

MAIL TO:
H. James Slinkman, Esq.
17559 Allison Ln.
Orland Park, IL 60467

SEND SUBSEQUENT TAX BILLS TO:
LAMS Properties LLC
2436 S. Gunderson
Berwyn, IL 60402

REAL ESTATE TRANSFER TAX	0031000	FP 103025
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000001677

COOK COUNTY REAL ESTATE TRANSACTION TAX



COUNTY TAX

OR Recorder's Office Box No. _____



# 000001667	REAL ESTATE TRANSFER TAX
	0062000
	FP 103021

AW 655000
 Per Alba Lovato City Collector