

UNOFFICIAL COPY

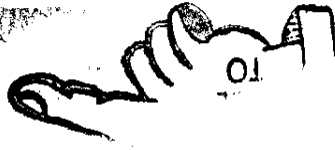


DEED IN TRUST  
(ILLINOIS)

Doc#: 0421834040  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 08/05/2004 11:14 AM Pg: 1 of 4

Mail to:

Jeanne J. Prendergast  
7250 College Drive, Suite 2NW  
Palos Heights, IL 60463



Name & Address of Taxpayer:

James J. Keane  
16621 Kildare Court  
Tinley Park, Illinois 60477

(THE ABOVE SPACE FOR RECORDER'S USE ONLY)

THE GRANTOR(S) JAMES J. KEANE, a widower, of 16621 Kildare, Tinley Park, IL 60477 for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and QUIT CLAIM(s) unto the **Trust of JAMES J. KEANE dated the 3<sup>rd</sup> day of July 2004, 2004, James J. Keane, Trustee** 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:

Parcel 1: That part of Lot 3 bounded and described as follows: Commence at the Northeast corner of said Lot 3; thence West along the North line of said Lot 3, 91.19 feet; thence South 14.75 feet for the point of beginning; thence East 43.00 feet; thence South, 64.04 feet to the Southeasterly line of Said Lot 3; thence South 31 degrees 27' 14" West along said Southeasterly line 19.50 feet thence West 32.93 feet; thence North 80.50 feet to the Point of Beginning; all in Crystal Cove Phase I, a planned unit development, being a Subdivision of part of the Southeast ¼ of Section 24, Township 36 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 as set forth on Plat of Crystal Cove Phase I recorded November 6, 1991, as Document 9158363, and as contained in Declaration of easements recorded April 9, 1992, as Document 92242694, and as created by Deed made by State Bank of Countryside as trustee under Trust Number 91-1074 to James J. Keane and Rose Keane and recorded 5-5-92 as Document 92307479, in Cook County, Illinois.

Permanent index number: 27-24-409-047-0000

Property address: 16621 Kildare, Tinley Park, IL 60477

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.

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

# UNOFFICIAL COPY

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 present or in future, 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 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 party dealing with said trustee in relations 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 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 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 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.

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 or execution or otherwise.

IN WITNESS WHEREOF, the grantor(s) aforesaid have hereunto set his hand and seal to this

30<sup>th</sup> day of July, 2004.

James J. Keane (SEAL) \_\_\_\_\_ (SEAL)

This document was prepared by: Jeanne J. Prendergast, P.C., Attorney at Law, 7250 College Drive Suite #2NW, Palos Heights, IL 60463

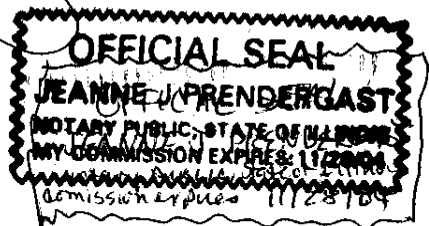
# UNOFFICIAL COPY

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 J. KEANE, a widower, of 16621 Kildare, Tinley Park, IL 60477, personally known to me to be the same person(s) whose name(s) 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.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 2<sup>nd</sup> day of July, 2004.

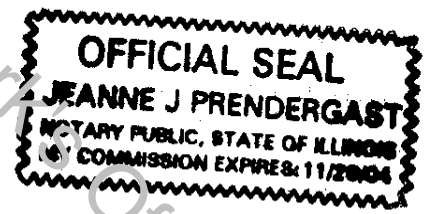
Commission expires 11/28/04 NOTARY PUBLIC *[Signature]*



COUNTY-ILLINOIS TRANSFER STAMPS

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

DATE: 7-3-04 *[Signature]*  
Buyer, Seller or Representative



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

**THIS INSTRUMENT WAS PREPARED BY:**

Jeanne J. Prendergast

7250 College Drive, #2NW

Palos Heights, IL 60463

**AFTER RECORDING, PLEASE MAIL TO:**

Jeanne J. Prendergast

7250 College Drive, #2NW

Palos Heights, IL 60463

### STATEMENT BY GRANTOR AND GRANTEE

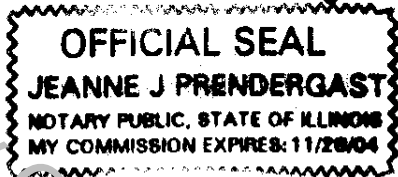
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 7/3 2004

James J. Keane  
Signature Grantor or Agent

Subscribed and sworn to before me this 3<sup>rd</sup> day of July 2004

Jeanne J. Prendergast  
Notary Public



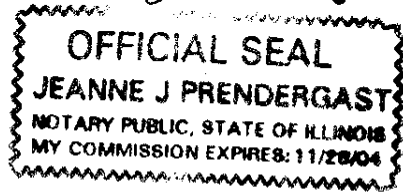
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 7/3 2004

James J. Keane  
Signature Grantee or Agent

Subscribed and sworn to before me this 3<sup>rd</sup> day of July 2004

Jeanne J. Prendergast  
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 ABL to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)