

# UNOFFICIAL COPY



Chicago Title Insurance Company

QUIT CLAIM DEED IN TRUST



04223010120

Doc#: 0422301012  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/10/2004 08:29 AM Pg: 1 of 3

0103-803137- Journal 184

Property of Cook County Clerk's Office

THIS INDENTURE WITNESSETH, That the grantor(s) Preferred Shore Capital, Inc. of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM unto Chicago Title Land Trust Company, a corporation of Illinois, whose address is 171 North Clark, Chicago, Illinois 60601 as Trustee under the provisions of a trust agreement dated the June 24, 2004, known as Trust Number 1113333 the following described Real Estate in the County of Cook and State of Illinois, to wit:


LOTS 29 AND 30 IN BLOCK 107 IN CORNELL, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS


THIS IS NOT HOMESTEAD PROPERTY


**SUBJECT TO:**

PERMANENT TAX NUMBER: 20-35-200-011-0000 VOLUME NUMBER: \_\_\_\_\_  
Address(es) of Real Estate: 7941 South Woodlawn Chicago, Illinois \_\_\_\_\_

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.

STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	0022000
AUG.-6.04	FP 103024
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000000934

CITY OF CHICAGO	
CITY TAX	REAL ESTATE TRANSFER TAX
	0165000
AUG.-6.04	FP 103023
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000000570

COOK COUNTY	
COUNTY TAX	REAL ESTATE TRANSFER TAX
	0011000
AUG.-6.04	FP 103022
REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000000953

Box 400-CTCC

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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 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 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, 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 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 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 has hereunto set his hand(s) and seal(s) this 28 day of July, 2004.

Preferred Shore Capital, Inc.

By: Deboree Long  
Deboree Long  
Treasurer

Attest: Deboree Long  
Deboree Long  
Treasurer

# UNOFFICIAL COPY

State of Illinois, County of Cook

I, *Tosha Johnson*, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Deboree Long, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 *28<sup>th</sup>* day of *July*, 2004.

*Tosha Johnson* (Notary Public)



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**Prepared By:** Preferred Shore Capital, Inc.  
180 N LaSalle Suite 2024  
Chicago, Illinois 60601

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**Mail To:**  
Preferred Shore Capital, Inc.  
180 N LaSalle  
STE 2024  
Chicago, IL 60601

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