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GEORGE E. COLE® LEGAL FORMS

No. 1990-REC April 2000

## DEED IN TRUST (ILLINOIS)

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and in said trust agreement set forth.



Doc#: 0423246128

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 08/19/2004 03:21 PM Pg: 1 of 3

THE GRANTORS, THEODORE J. WAGNER and	Above Space for Recorder's use only	
MARY P. WAGNER, his wife	mpn and 100	
of the County of Coo and State of Illinois	for and in consideration of TEN AND NO/100	
<i>V</i> _		
DOLL ARS, and other good and valua	nable considerations in hand paid, Convey and	
(XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX	THEODORE J. WAGNER and	
MARY P. WAGNER	Exempt under provisions of Chapter 35	
1 12, Wan Heiner BR By &	<b>Minois</b> compiled statutes, Section 200/31-45	
CHICAGO, II. 60646 (Name and Addi	dress of Grantee) 48/17/04 6 Offer Name	
	11th day of August , 20 04 ,	
midwampax Zann Samben xxxxxxxxx (hereinafter referred to	as "said trustee," regardless of the number of trustees,) and unto	
all and every successor or successors in trust under said trust ag	greement, the following described real estate in the County	
LOT 18 IN BLO	IX 15 IN EDGEBROOK MANOR, BEING A SUBDIVISION	
of COOK and State of Illinois, to wit: OF LOTS 27, 33	35, 34, AND 35; THAT PART OF THE SOUTHWEST 1/2	
OF LOT 38, AND ALL OF LOT 39 WEST OF ROAD; AT	ALL OF LOTS 40, 41, 42, 43 AND 44. THE SOUTHWEST	
1/2 OF LOT 45. ALL OF LOTS 4/ TO 52, BOTH INC	CLUSIVE, IN THE SUBDIVISION OF BRONSON'S PART	
OF CLADWELL'S RESERVATION, IN TOWNSHIPS 40 AT	AND 41 NORTH, RANGE 13, EAST OF THE THIRD	
PRINCIPAL MERIDIAN (EXCEPTING CERTAIN PARTS)	, ACCORDING IN PLAT THEREOF, REGISTERED ON	
MARCH 1, 1922 AS DOCUMENT NO. 148536 IN COOK	COUNTY, INDIVIS. 30	
	· (Q <sub>A</sub> ,	
Permanent Real Estate Index Number(s): 10-32-418-006	5-0000	
Address(es) of real estate: 6531 Waukesha Ave., Chicago, Illinois 60646		

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, street, 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 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 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.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein

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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 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, hers, 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.

only an interest in the earnings, avails and proceeds thereof as afore	said.
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exister above much property of the party and a property of the party o	escales nocacine mension pirecendes presentation and motivate and
in Witness Whereof, the grantor <b>S</b> aforesaid have	e hereunto set their hand s and seal
this 11th day of August , 2004	<u>4</u>
SEAL)	March Mark (SEAL)
	MARY P. WAGNER
State of Illinois, County of Cook ss	· · · · · · · · · · · · · · · · · · ·
POYERFORAL CELAIN CERTIFY that	and for said County, in the State aforesaid, DO HEREBY
÷ ,	nme persons whose name s are subscribed
IMPRESS to the foregoing instrument, appeared b	efore me this day in person, and acknowledged that they
SEAL HERE signed, sealed and delivered the said	l instrument as their
free and voluntary act, for the uses and	purposes therein see for th, including the crelease and knowing a
she xight xofthomesteed.	Tio
Given under my hand and official seal, this 11th	day of
Commission expires November 20, 2006	Marine 186
	NOTARY PUBLÍC 8855 South Ridgeland Avenue
This instrument was prepared by C. PATRICK WAGNER	Oak Lawn, Illinois 60453
(Na	me and Address)
*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE	SEND SUBSEQUENT TAX BILLS TO:
THEODORE J. WAGNER	THEODORE J. WAGNER
(Name)	(Name)
MAIL TO: 6531 Waukesha Ave.	6531 Waukesha Ave.
(Address)	(Address)
Chicago, IL 60646	Chicago, IL 60646
(City, State and Zip)	(City, State and Zip)
OR RECORDER'S OFFICE BOX NO.	

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## UNDET EVEN ALACONTEEY

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: \_\_\_\_\_\_\_\_\_, 2004

SIGNATURE: 4

Grantor or Agent

SUBSCRIBED AND SV/ORN TO BEFORE me by the said <u>C. PA: PICK WAGNER</u> this <u>11th</u> day of <u>August</u>, 2004.

Notary Public: Roca J. Painter

"OFFICIAL SEAL"
Nora J. Pointer
Notary Public, State of Illinois
My Commission Exp. 08/31/2005

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: \_\_\_\_\_\_\_, 2004

SIGNATURE:

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE me by the said <u>C. PATRICK WAGNER</u> this <u>11th</u> day of <u>August</u> , 2004.

Notary Public:\_\_

"OFFICIAL SEAL"
Nora J. Pointer
Notary Public, State of Illinois
My Commission Exp. 08/31/2005

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