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0423920049

Doc#: 0423920049
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/26/2004 11:03 AM Pg: 1 of 3

DEED IN TRUST (ILLINOIS)

THE GRANTORS
JOHN L. DARDEN and KAREN M. DARDEN,
Husband and Wife, both of
459 Margate

1/14/04

of the Village of LAKE of Deerfield County
(Reserved for Recordors Use Only)
State of Illinois for and in consideration of TEN AND
NO/100 DOLLARS, (\$10.00) in hand paid, CONVEY and QUIT CLAIM

an undivided one-half (1/2) interest to JOHN L. DARDEN, TRUSTEE OF THE JOHN L. DARDEN DECLARATION OF TRUST DATED MAY 20, 2002, known as Trust Agreement No. 250, and to all successor trustees thereunder and an undivided one-half (1/2) interest to KAREN M. DARDEN, TRUSTEE OF THE KAREN M. DARDEN DECLARATION OF TRUST DATED MAY 20, 2002, and known as Trust Agreement No. 251, and to all successor trustees thereunder, as TENANTS IN COMMON

2/26/04

all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE EAST 6.62 FEET OF LOT 20 AND ALL OF LOT 21 IN BLOCK 11 IN EDSON'S SUBDIVISION OF THE SOUTH 3/4 OF THE EAST HALF OF THE NORTHWEST QUARTER (EXCEPT A PART IN THE NORTHEAST CORNER THEREOF) TOGETHER WITH PART OF LOT 12 IN LAFLIN, SMITH AND DYER'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 14-20-124-040-0000
Address of Real Estate: 1318 W. Addison, Chicago, Illinois 60613

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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 real estate 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said real estate or any part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the 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 or title or interest in or about or easement appurtenant to said real estate or any part thereof; and to deal with said

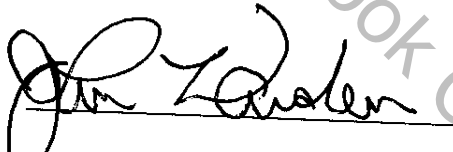
ATGF, INC. DSP

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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 the trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the 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 the 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 the 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 their predecessors in trust.

DATED this 21st day of JUNE 2004



John L. Darden

(SEAL)



Karen M. Darden

(SEAL)

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

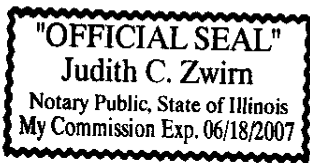
State of Illinois, County of COOK

ss. I, the undersigned, a Notary Public in and for said County, the State aforesaid, DO HEREBY CERTIFY that

John L. Darden and Karen M. Darden

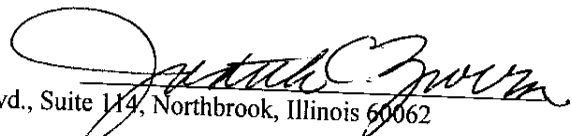
personally known to be to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that t_h_e_y signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of JUNE 2004



Commission expires JUNE 18 2007

This instrument was prepared by: Daniel Seltzer, 910 Skokie Blvd., Suite 114, Northbrook, Illinois 60062



Mail to: John Darden
459 Margate
Deerfield, Illinois 60015

SEND SUBSEQUENT TAX BILLS TO:
John Darden
459 Margate
Deerfield, Illinois 60015

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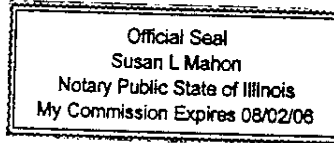
STATEMENT BY GRANTOR AND GRANTEE

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 the 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 7/28/04 Signature: _____

Subscribed and sworn to before me by the said _____ this 28 day of July 04

Notary Public Susan L. Mahon

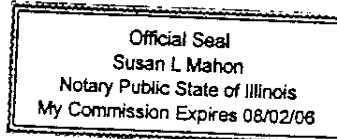


The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 7/28/04 Signature _____

Subscribed and sworn to before me by the said _____ this 28 day of July 04

Notary Public Susan L. Mahon



Note: any person who knowingly submits a false statement concerning the indemnity 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 the Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)