

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

The Grantor(s), **PHILIP C. NOWICKI**, divorced and not since remarried, of the County of Cook, State of Illinois, in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration paid, convey(s) and quit-claim(s) unto **PHILIP C. NOWICKI**, Trustee of the **PHILIP C. NOWICKI REVOCABLE LIVING LAND TRUST** dated the 14 day of JULY, 2004, the following described real estate situated in Cook County, and State of Illinois, to-wit:




Doc#: 0425147131
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/07/2004 10:12 AM Pg: 1 of 3

Lot 126 (except the N 38.67 feet thereof) and the N 19.34 feet of Lot 127 in Frederick H. Bartlett's Beverly Highlands, a Subdivision of the NE 1/4 of Section 12, Township 37 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

PIN: 24-12-228-028-0000

Property Address: 9826 S. Artesian
Evergreen Park, IL 60805

EXEMPT pursuant to Sec. 4. Par. E,
Real Estate Transfer Act

 Date: 7/14/04

To have and to hold the real estate with the appurtenances attached thereto upon the trusts and for the uses and purposes stated herein and in the Trust Agreement.

Full power and authority is hereby granted to the Trustee(s) with respect to the real estate or any part or parts of it, and at any time or times to: subdivide and resubdivide; dedicate, pave, streets, highways or alleys; vacate any subdivision or part thereof; contract to sell; grant options to purchase, sell and convey on any terms, with or without consideration; convey to a successor or successors in trust; grant to each successor or successors a portion of the title, estate, powers and authorities vested in the Trustee(s); donate; dedicate; mortgage, pledge or otherwise encumber it; execute leases in possession or reversion, to commence in the present or in the future on any terms and for any period of time, not exceeding 198 years; renew or extend leases upon any terms and for any periods of time; amend, change or modify leases; contract to execute leases; grant options to lease and options to renew leases; grant options to purchase the whole or any part of the reversion; contract with respect to the manner of fixing the amount of present or future rentals; partition or exchange it for other real or personal property; grant easements or charges of any kind, release, convey or assign any right, title or interest in or about or easement appurtenant to it; and to deal with in every way and for such other considerations as would be lawful for any person owning it even though different from the ways above specified.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom it or any part shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustee(s) be obligated to see the application of any purchase money, rent, or money borrowed or advanced on the trust property or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee(s), or be obliged or privileged to inquire into any of the terms of the trust agreement. Every deed, trust deed, mortgage, lease or other instrument executed by the Trustee(s) in relation to the trust property shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, or other instrument, that: (a) at the time of delivery thereof, the trust created hereby and by the trust agreement was in full force and effect; (b) such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement and any amendment thereof and is binding on all beneficiaries; (c) the Trustee(s) was duly authorized to execute and deliver every 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 the trust.

VILLAGE OF EVERGREEN PARK

EXEMPT. - E

REAL ESTATE TRANSFER TAX

Kelly # 

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The interest of every beneficiary 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 dispositions of the trust property, and such interest shall be personal property. No beneficiary shall have any legal or equitable title or interest in or to the trust property, but only an interest in the earnings, avails and proceeds thereof.

If the title to any of the trust property is now or hereafter registered, the County Recorder is directed not to record or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations" or words of similar import, in accordance with the statute in such case made and provided.

20 04 IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his hand and seal this 14th day of JULY.

(Seal)

Philip C. Nowicki (Seal)
PHILIP C. NOWICKI

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PHILIP C. NOWICKI, divorced and not since remarried, personally known to me to be the same person whose name 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 official seal, this 14th day of July, 2004.

Marybeth B. Stevenson
NOTARY PUBLIC

Commission Expires:



Prepared By: Peter B. Canalia
18525 Torrence Avenue, Lansing IL 60433

RECORD & RETURN TO:

Peter B. Canalia, Attorney
18525 Torrence Avenue
Lansing IL 60438

MAIL TAX BILL TO: Grantor's Address

Philip C. Nowicki
9826 S. Artesian
Evergreen Park, IL 60805

w159\nowicki\deedintr

REAL ESTATE TAXES
EXEMPT
LANSING EVERGREEN PARK

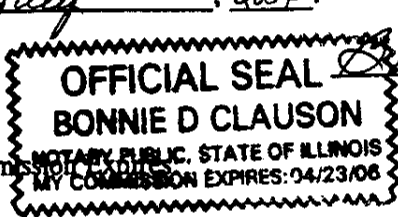
STATEMENT BY GRANTOR AND GRANTEE **UNOFFICIAL COPY**

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: 7-14-04

Signature: *Peter B. Casalia*

SUBSCRIBED AND SWORN to before me by the said Peter B. Casalia, this 14th day of July, 2004.



Bonnie D. Clauson
Notary Public

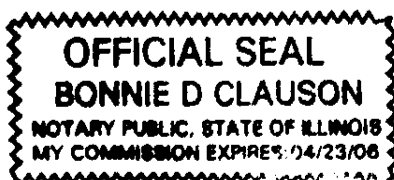
Above Space For Recorder's Use Only

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: 7-14-04

Signature: *Peter B. Casalia*

SUBSCRIBED AND SWORN to before me by the said Peter B. Casalia, this 14th day of July, 2004.



Bonnie D Clauson
Notary Public

Commission Expires:

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.)