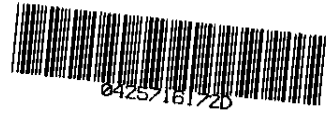


# UNOFFICIAL COPY



Doc#: 0425716172  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 09/13/2004 12:16 PM Pg: 1 of 5

## DEED IN TRUST

THE GRANTORS, EDWARD F. MONTGOMERY and ROSE M. MONTGOMERY, husband and wife, of the County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS, and other good and valuable considerations in hand paid, and warrant unto ROSE MARY MONTGOMERY, of 143 Indian Wood Lane, Indian Head Park, Illinois 60525, as Trustee under the provisions of a trust agreement known as the Rose Mary Montgomery Trust Dated June 8, 1994 (hereinafter referred to as "*said trustee*", regardless of the number of trustee(s)), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County Cook and State of Illinois, to wit:

The property commonly known as 143 Indian Wood Lane, Indian Head Park, Illinois 60525, being legally described as follows:

Lot 11 in Indian Wood Estates, being a subdivision of the Southeast  $\frac{1}{4}$  of Section 18 and part of the Northeast  $\frac{1}{4}$  of Section 19, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

P.I. No. 18-18-402-011

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To HAVE AND TO HOLD the said premises together with all 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 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 said premises 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, or money borrowed or advanced on said premises, or be obliged to see that the terms of said 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.

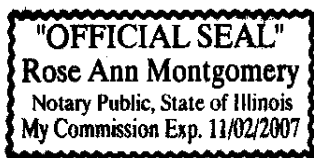
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And the said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 5<sup>th</sup> day September, 2004.

Edward F. Montgomery (SEAL)  
Edward F. Montgomery

Rose M. Montgomery (SEAL)  
Rose M. Montgomery



411109

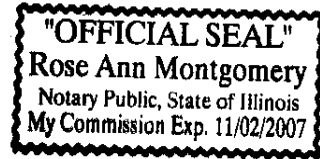
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STATE OF ILLINOIS     )  
  )  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that, EDWARD F. MONTGOMERY and ROSE M. MONTGOMERY, husband and wife, personally known to me to be the same persons whose names are 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.

Given under my hand and official seal, this 5<sup>th</sup> day, September, 2004.

Rose Ann Montgomery (SEAL)  
Notary Public



My commission expires 11-2-07

Address of property:

143 Indian Wood Lane  
Indian Head Park, IL 60525

Mail future tax bills to:

Rose M. Montgomery, Trustee  
143 Indian Wood Lane  
Indian Head Park, IL 60525

This instrument prepared by:

Robert V. Lewis  
Schuyler, Roche & Zwirner, P.C.  
130 E. Randolph St., Suite 3800  
Chicago, Illinois 60607

Exempt under provisions of Paragraph E  
Section 4 of Real Estate Transfer Act.

Edward F. Montgomery  
Date                      Buyer, Seller or  
                                 Representative



411109

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**EUGENE "GENE" MOORE**

**RECORDER OF DEEDS/REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS**

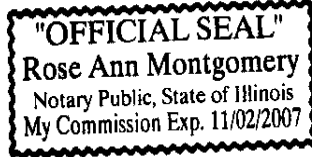
**GRANTOR/GRANTEE STATEMENT**

The grantor or grantor's agent affirms that, to the best of his or her 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: 9-5, 2004

Signature: *Edward F. Montgomery*  
Edward F. Montgomery, Grantor

Subscribed and Sworn to before me  
by the said Grantor  
this 5<sup>th</sup> day of September, 2004



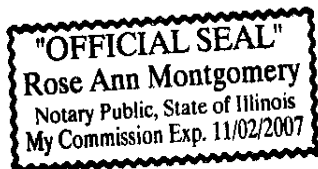
*Rose Ann Montgomery*  
Notary Public

The grantee or grantee's 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 9-5, 2004

Signature: *Rose M. Montgomery*  
Rose M. Montgomery, Grantee

Subscribed and Sworn to before me  
by the said Grantee  
this 5<sup>th</sup> day of September, 2004



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