

UNOFFICIAL COPY

4340731(1/1)

DEED IN TRUST

(Illinois)

MAIL TO: James Kastner

67 Kimbark Rd. #2

Riverside IL 60546

NAME & ADDRESS OF TAXPAYER:

James Kastner & Ann Kastner

67 Kimbark Rd. Unit 2

Riverside, IL 60546



Doc#: 0425847197

Eugene "Gene" Moore Fee: \$30.00

Cook County Recorder of Deeds

Date: 09/14/2004 01:57 PM Pg: 1 of 4

RECORDER'S STAMP

THE GRANTOR(S) Karon Y. Nettles, a widow

of the Village of Riverside County of Cook State of Illinois

for and in consideration of TEN DOLLARS

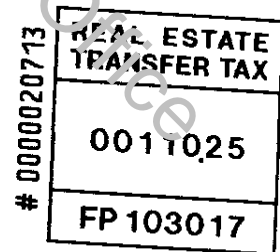
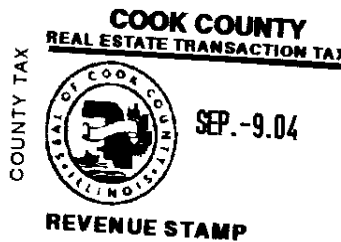
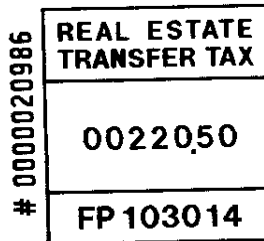
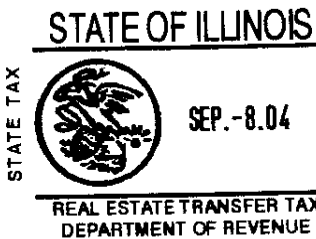
and other good and valuable considerations in hand paid.

CONVEY AND (WARRANT(S) / QUITCLAIM(S))* unto James F. Kastner and Ann Marie Kastner,

168 Parkview Riverside IL 60546
Grantee's Address City State Zip

as Trustee under the provisions of a Trust Agreement dated the 9th day of January 2001,
and known as The Kastner Family Revocable Trust and unto all and every successor or
successors in trust under said trust agreement, all interest in the following described Real Estate situated in the County
of Cook, in the State of Illinois, to wit:

See Legal Description Attached



NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.

* Use Warranty or Quitclaim as applicable

Permanent Index Number(s): 15-36-108-040-1002 (2004 tax#) (2003 underlying # 15-36-108-036-0000)

Property Address: 67 Kimbark Rd., #2, Riverside, IL 60546

4

UNOFFICIAL COPY

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.

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 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, 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 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 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(s) 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.

DATED this 31st day of August, 2004

<u>Karon Y. Nettles</u> (SEAL)	_____ (SEAL)
Karon Y. Nettles	_____
_____ (SEAL)	_____ (SEAL)
_____	_____

NOTE : PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

ATTACH NOTARY ACKNOWLEDGMENT

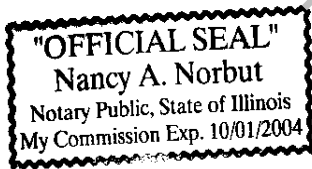
UNOFFICIAL COPY

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 Karon Y. Nettles, a widow personally known to me to be the same person(s) whose name is /are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 31st day of August, 2004.
Nancy A. Norbut
Notary Public

My commission expires on 10/1, 2004



IMPRESS SEAL HERE

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 31-45, REAL
ESTATE TRANSFER TAX LAW
DATE:

NAME AND ADDRESS OF PREPARER:

— NORBUT & ASSOCIATES —
— 362 E. BURLINGTON STREET —
— RIVERSIDE, ILLINOIS 60546 —

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes : (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

TO REORDER PLEASE CALL
MID AMERICA TITLE COMPANY
(847)249-4041

DEED IN TRUST
(Illinois)
FROM
TO

UNOFFICIAL COPY

ORDER NO.: 1301 - 004340731
ESCROW NO.: 1301 - 004340731

1

STREET ADDRESS: 67 KIMBARK ROAD, UNIT #2
CITY: RIVERSIDE **ZIP CODE:** 60546
TAX NUMBER: 15-36-108-036-0000

COUNTY: COOK

LEGAL DESCRIPTION:

UNIT 2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN RIVERSIDE PARK PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0335831056 AND AS AMENDED IN DOCUMENT NUMBER 0405431149, IN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.