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DEED IN TRUST

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Doc#: 0428002023
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/06/2004 07:44 AM Pg: 1 of 4

THE GRANTOR (NAME AND ADDRESS)

Ann V. Peterson,
A widow not since remarried
7100 W. 95th Street
Unit 107
Oak Lawn, IL 60453

C.T.I./W
18247143
24028706

(The Above Space For Recorder's Use Only)

of the County of Cook, Village of Oak Lawn, and State of Illinois, in consideration of the sum of \$10.00 (Ten) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Ann V. Peterson of 7100 W. 95th Street, Oak Lawn, IL 60453 as Trustee, under the terms and provisions of a certain Trust Agreement dated the 11th day of September, 2003 and designated The Ann V. Peterson Trust dated September 11, 2003 and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

(See reverse side for legal description.)

Permanent Index Number (PIN): 24-06-301-045-1007

Address(es) of Real Estate: 7100 W. 95th Street, Unit 107, Oak Lawn, IL 60453

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans, (d) To dedicate, parks, street, highways or alleys, and to vacate any portion of the premises, (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

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BOX 333-CTI

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County then the successor trustee under the Ann V. Peterson Trust dated September 11, 2003 is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein. All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

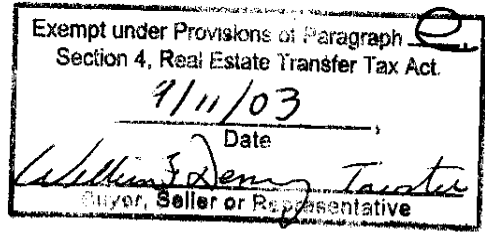
Ann V. Peterson
Ann V. Peterson

DATED this September 11, 2003

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

ss. I, the undersigned, a Notary Public in the State Illinois, County of Cook, DO HEREBY CERTIFY that Ann V. Peterson known to me to be the same person whose name 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.

John J. [Signature] 9/11/03
IMPRESS SEAL HERE
Given under my hand and official seal, this
Commission expires April 16, 2007



LEGAL DESCRIPTION

Unit 107 as delineated on the survey of the following described parcel of real estate:
Lot 1 in Cago Development, 95th Street and Nottingham Avenue Subdivision of part of the South West ¼ of the South West ¼ of Section 6, Township 37 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "A" to the Declaration made by First National Bank of Evergreen Park as Trustee Under Trust No. 2577 recorded in the Office of the Recorder of Deeds, Cook County, Illinois, as Document No. 22788882; and amended by Document No. 23195445 together with its undivided percentage interest in common elements as set forth in said Declaration and survey in Cook County, Illinois..

Mail to:
Ann V. Peterson
7100 W. 95th Street
Unit 107
Oak Lawn, IL 60453

Send subsequent tax bills to:
Ann V. Peterson
7100 W. 95th Street
Unit 107
Oak Lawn, IL 60453

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STREET ADDRESS: 7100 W 95TH STREET

UNIT 107

CITY: OAK LAWN

COUNTY: COOK

TAX NUMBER: 24-06-301-045-1007

LEGAL DESCRIPTION:

UNIT 107 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 IN CAGO DEVELOPMENT, 95TH STREET AND NOTTINGHAM AVENUE SUBDIVISION OF PART OF SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION MADE BY FIRST NATIONAL BANK OF EVERGREEN PARK AS TRUSTEE UNDER TRUST NO. 2577 RECORDED IN THE OFFICE OF THE RECORD OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 22788882; AND AMENDED BY DOCUMENT NO. 23195445 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION AND SURVEY IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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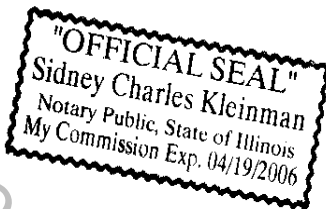
STATEMENT BY GRANTEE AND GRANTEE

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 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 September 30, 2004 Signature: William F Denny
Grantor or Agent

Subscribed and sworn to before me by the
said William F Denny
this 30 day of September 2004

Sidney Charles Kleinman
Notary Public

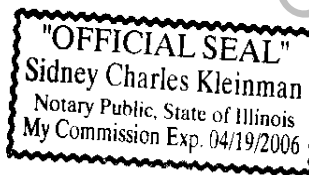


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated September 30, 2004 Signature: William F Denny
Grantee or Agent

Subscribed and sworn to before me by the
said William F Denny
this 30 day of September 2004

Sidney Charles Kleinman
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.]