

UNOFFICIAL COPY



Chicago Title Insurance Company

QUIT CLAIM DEED IN TRUST



0428019148D

Doc#: 0428019148

Eugene "Gene" Moore Fee: \$32.00

Cook County Recorder of Deeds

Date: 10/06/2004 02:19 PM Pg: 1 of 5

1334791 2/14

THIS INDENTURE WITNESSETH, That the grantor(s) CHARLES A. KINDER and KRISTINE R. KINDER, his wife, of the County of COOK and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM unto KRISTINE KINDER as Trustee of the CHARLES AND KRISTINE KINDER QUALIFIED RESIDENCE TRUST DATED AUGUST, 2004, whose address is 1250 WEST DRAPER, CHICAGO, Illinois 60657 the following described Real Estate in the County of COOK and State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: general taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2003

PERMANENT TAX NUMBER: 14-29-315-041-0000, 14-29-315-042-0000, 14-29-315-040-0000, 14-29-315-096-0000

VOLUME NUMBER: _____

Address(es) of Real Estate: 1250 WEST DRAPER CHICAGO, Illinois 60657

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.

ATGF, INC.

Proprietary Cook County Clerk's Office

UNOFFICIAL COPY


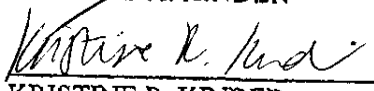
Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, 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 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, 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 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.

In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 24 day of Nov, 2017.

	(SEAL)	_____	(SEAL)
CHARLES A. KINDER			
	(SEAL)	_____	(SEAL)
KRISTINE R. KINDER			

2

State of Illinois County of Madison **UNOFFICIAL COPY**

I, Michelle, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CHARLES A. KINDER and KRISTINE R. KINDER personally known to me to be the same person(s) whose name(s) 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 30th day of Sept, 2004

Michelle (Notary Public)

Prepared By: SCOTT D. HODES
180 NORTH LA SALLE - SUITE 1916
CHICAGO, Illinois 60601

Mail To:
KRISTINE R. KINDER
1250 WEST DRAPER
CHICAGO, Illinois 60657

Exempt Under Paragraph e, Section 4
of the Real Estate Transfer Tax Act.

Name & Address of Taxpayer:
KRISTINE R. KINDER
1250 WEST DRAPER
CHICAGO, Illinois 60657

Scott D. Hodes
Signature Date 10-4-04

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT 'A'

Legal Description

PARCEL 1: WEST 40 FEET OF EAST 480 FEET OF THE NORTH 60.15 FEET OF LOT 2 IN COUNTY CLERK'S DIVISION OF BLOCK 43 IN SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 2 IN COUNTY CLERK'S DIVISION OF BLOCK 43 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PART LIES EAST OF THE EAST LINE OF THE WEST 92.00 FEET OF SAID LOT 2, WEST OF THE WEST LINE OF THE EAST 480.00 FEET OF SAID LOT 2 AND NORTH OF THE NORTH LINE OF SAID NORTH LINE EXTENDED WEST, OF DRAPER STREET, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID DRAPER STREET (45.00 FEET WIDE) AT THE INTERSECTION OF SAID NORTH LINE WITH THE WEST LINE OF THE EAST 480.00 FEET OF LOT 2, AFORESAID, AND RUNNING THENCE WEST ALONG SAID NORTH LINE OF DRAPER STREET AND ALONG SAID NORTH LINE EXTENDED WEST A DISTANCE OF 56.88 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 92.00 FEET OF SAID LOT 2; THENCE NORTH ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 60.28 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID LOT 2; THENCE EAST ALONG SAID NORTH LINE OF LOT 2, A DISTANCE OF 56.82 FEET TO AN INTERSECTION WITH THE AFORESAID WEST LINE OF THE EAST 480.00 FEET OF LOT 2, AND THENCE SOUTH ALONG SAID LAST DESCRIBED LINE, A DISTANCE OF 60.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 14-29-315-041-0000, 14-29-315-042-0000, 14-29-315-040-0000, 14-29-315-096-0000

COOK County Clerk's Office

UNOFFICIAL COPY

ATTORNEYS' TITLE GUARANTY FUND, INC.

STATEMENT BY GRANTOR AND GRANTEE

The grantor or the 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 and hold title to real estate under the laws of the State of Illinois.

Dated 9/30/04 K. Muehl
Signature of Grantor or Agent

Subscribed and sworn to before me this

30th day of September, 2004
Day Month Year
[Signature]
Notary Public
"OFFICIAL SEAL"
D. Simon Keane
Notary Public, State of Illinois
My Commission Exp. 08/16/2008

The grantee or the 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 9/30/04 K. Muehl
Signature of Grantee or Agent

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.)

Subscribed and sworn to before me this

30th day of September, 2004
Day Month Year
[Signature]
Notary Public
"OFFICIAL SEAL"
D. Simon Keane
Notary Public, State of Illinois
My Commission Exp. 08/16/2008