



Doc#: 0428744110
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 10/13/2004 02:49 PM Pg: 1 of 4

QUIT CLAIM DEED IN TRUST

The Grantor **Frank A. Pierson,**
an unmarried person
in consideration of the sum of

TEN AND 00/100 (\$10.00)

Dollars, and other good and valuable consideration receipt whereof is hereby acknowledged does quit claims and conveys unto Frank A. Pierson, as trustee under the provisions of the Frank Antonio Pierson Life Insurance Trust dated the third day of April, 1990, the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Attached

Permanent Real Estate Index Number: 25-18-317-075-1006

Address of Real Estate: 2314 West 111th St., Chicago, Illinois 60643

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 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 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 such 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 99 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 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, 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

UNOFFICIAL COPY

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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register 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.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption of homesteads from the sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal

this 25 day of May 2004


Frank A. Pierson


State of Illinois,)
County of Cook)SS.

ZELITA S. SCOTT
Notary Public, State of Illinois
My Commission Expires 9-10-05

I, the undersigned, a Notary Public in and to said County, in the state aforesaid, DO HEREBY CERTIFY that Frank A. Pierson personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in

IMPRESS person and acknowledged that he signed, sealed
SEAL and delivered the said instrument as his free
HERE and voluntary act.

Given under my hand and official seal, this 25 day of May, 2004


NOTARY PUBLIC
Commission expires 9-10 2005

This instrument was prepared by Jonathan T. Green, P.O. Box 497674, Chicago, IL 60649

MAIL TO:

Jonathan T. Green
P.O. Box 497674
Chicago, IL 60649

UNOFFICIAL COPY

UNIT 6 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ACADEMY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 20732248, OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR 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 title to real estate under the laws of the State of Illinois.

Dated October 13, 2004

Signature: _____

[Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me
by the said JONATHAN T. GREEN
this 13 day of OCT, 2004
Notary Public Wanda Geanes



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.

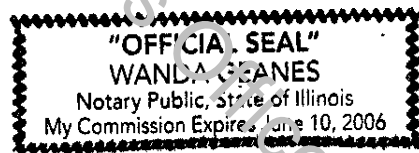
Dated October 13, 2004

Signature: _____

[Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me
by the said JONATHAN T. GREEN
this 13 day of OCT, 2004
Notary Public Wanda Geanes



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.

(Attached 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.)