

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

### MAIL TO:

Harry Stinespring, III  
Stinespring & Associates  
77 W. Washington, Suite 1801  
Chicago, IL 60602



Doc#: 0431039127  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 11/05/2004 03:54 PM Pg: 1 of 3

### NAME OF TAXPAYER:

Eric V. Fullilove  
5001 W. 190<sup>th</sup> Street  
Country Club Hills, IL 60478

### Above Space for Recorder's use only

THE GRANTOR, **Eric Fullilove**, married to Iris Jeneen Fullilove, of 5001 West 190<sup>th</sup> Street, Country Club Hills, Illinois, for and in consideration of Ten (\$10.00) dollars and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM to **Eric V. Fullilove, of 5001 West 190<sup>th</sup> Street, Country Club Hills, Illinois, Trustee of the Trinity Trust under an Agreement dated April 3, 2004**, and to any successor trustees appointed under the trust agreements any and all interest they have in the following described real estate:

LOT 30 IN BLOCK 58 IN SUBDIVISION BY CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF PARTS OF FRACTIONAL SECTION 5 AND 6, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 26-05-108-017-0000

Commonly Known As: 9041 South Burley, Chicago, Illinois 60617

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and to have and to hold said real estate and appurtenances thereto upon the trust set forth in the respective 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 enquire 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; the 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

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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.

4. In the event of the inability, refusal of the Trustee of the Trinity Trust herein named, to act, or upon his removal from the County, **Iris Jeneen Fullilove** 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 Recorder 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.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 11<sup>th</sup> day of October 2004.

Eric V. Fullilove

Eric V. Fullilove

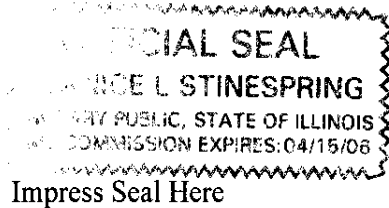
(Seal)

Iris Jeneen Fullilove

(Seal)

Iris Jeneen Fullilove

STATE OF ILLINOIS, COUNTY OF COOK, SS. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Eric V. Fullilove, married to Iris Jeneen Fullilove, 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, including the release and waiver of the right of homestead.



Given under my hand and official seal, this 11<sup>th</sup> day of October 2004.

Commission Expires 4-15 2006 James L. Stinespring (Notary Public)

This transfer is exempt pursuant to 35 ILCS 200/31-45, Paragraph (e).

Date: 10/11/04 [Signature] Attorney

NAME AND ADDRESS OF PREPARER: Harry P. Stinespring, III, Stinespring & Associates, 77 West Washington Street, Suite 1801, Chicago, Illinois 60602



EUGENE "GENE" MOORE

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

GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 20, 2004



Signature: [Signature]  
Grantor or Agent

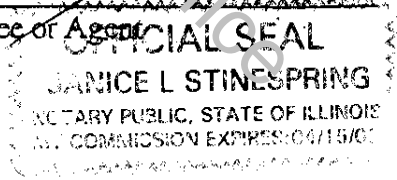
Subscribed and sworn to before me  
By the said Harry P. Stinespring, III  
This 20<sup>th</sup> day of October, 2004  
Notary Public Janice L Stinespring

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 20, 2004

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Harry P. Stinespring, III  
This 20<sup>th</sup> day of October, 2004  
Notary Public Janice L Stinespring



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)