

UNOFFICIAL COPY

DEED IN TRUST
(Illinois)



Doc#: 0501246185
Eugene "Gene" Moore Fee: \$50.00
Cook County Recorder of Deeds
Date: 01/12/2005 02:05 PM Pg: 1 of 2

THE GRANTORS, James R. Dalton and Constance E. Dalton, his wife

JK

of the County of Cook and State of Illinois
for and in consideration of Ten and 00/100s (\$10.00)
dollars, and other good and valuable consideration in
hand paid, convey and (WARRANT /QUIT CLAIM)
unto Constance E. Dalton, as trustee of the Constance E. Dalton 2000 Declaration of Trust,
408 S. Madison Ave., LaGrange, Illinois 60525

as Trustee under the provisions of a trust agreement dated the 19th day of October, 2000, and known as the Constance E. Dalton 2000 Declaration of Trust (hereinafter referred to as "said trustee" regardless of number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the Count of Cook and State of Illinois, to wit:

Lot 3 in Block 3 of LaGrange a Subdivision of the East 1/2 of the South West 1/4 and part of the North West 1/4 lying South of the Chicago Burlington and Quincy Railroad of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois. Property Index Number: 18-04-329-016-0000

TO HAVE AND 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 praesenti or in 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 the 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 in 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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated 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 trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; and (d) if the conveyance is made to a successor 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 predecessors in trust.

The interest of each and every beneficiary hereunder and 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.

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 waive 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 aforesaid ha hereunder set hand and seal this 10th day of

JANUARY, 2005
State of Illinois, County of _____

James R. Dalton (SEAL)
JAMES R. DALTON
State of Illinois, County of _____ ss.

Constance E. Dalton (SEAL)
CONSTANCE E. DALTON

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES R. DALTON and CONSTANCE E. DALTON, his wife, whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed the said instrument, 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 10th day of January, 2005
Commission expires July 2, 2006
Notary Public, State of Illinois
Madeline Steinhilber
NOTARY PUBLIC

This instrument was prepared by Leanne Cameron 429 W. Wesley Wheaton IL 60187
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE
MAIL TO: JAMES DALTON
(Name)
408 S. MADISON AVE.
(Address)
LAGRANGE, ILL. 60525
(City, State and Zip)

ADDRESS OF PROPERTY:
408 S. MADISON AVE.
LAGRANGE, ILL. 60525
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NO A PART OF THIS DEED.

SEND SUBSEQUENT TAX BILLS TO:
JAMES DALTON
(Name)
408 S. MADISON AVE.
(Address)
LAGRANGE, ILL. 60525

RECORDER'S OFFICE BOX NO. _____



EUGENE "GENE" MOORE

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

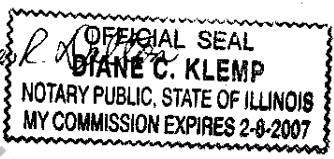
GRANTOR/GRANTEE STATEMENT

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 1/12, 2005

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Diane C. Klemp
This 12 day of January, 2005
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 1/12, 2005

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Diane C. Klemp
This 12 day of January, 2005
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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)