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QUIT CLAIM DEED IN TRUST

35ILCS 700/1

Exempt under Paragraph e, Section 31-45,
Real Estate Transfer Act

Isaiah Hatcher Jr
Dec 30, 2004
Date



Doc#: 0502803066

Eugene "Gene" Moore Fee: \$30.50

Cook County Recorder of Deeds

Date: 01/28/2005 11:58 AM Pg: 1 of 4

Above space for revenue stamps

Above space for recorder's use only
Isaiah Hatcher Jr.

THIS INDENTURE WITNESSETH, That the Grantor

State of Illinois of the county of Cook and
for consideration of the sum of TEN and --xx dollars (\$ 10.00), in
hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey s and
Claims s unto First Nations Bank, a Illinois Banking Association duly organized and existing under the Illinois
Banking Laws, and duly authorized to accept and execute trusts within the State of Illinois, as trustee under the provisions
of a certain Trust Agreement, dated the 2nd day of December, 2004, and known as Trust
Number 1603, the following described real estate in the County of _____ and State of Illinois, to wit:

See attached "EXHIBIT A" Legal Description

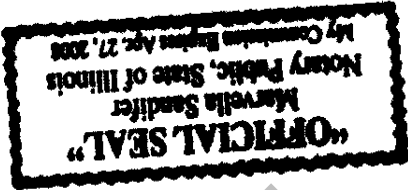
Street Address: 650 E. Bowen Avenue
Grantee's Address: 7757 W. Devon Avenue, Chicago, Illinois 60631
PIN: 20-03-214-046-0000

TO HAVE AND TO HOLD the said real estate 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 real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term or 198 years, and to renew or extend leases upon any term 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 or the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 real estate or any part thereof, and to deal with said real estate and every part thereof in all other was 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.

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Mail to:
First Nations Bank
7757 W. Devon Ave.
Chicago, IL 60631

This document was prepared by:
Isaiah Hatcher Jr.
652 E. Bowen Avenue
Chicago, Illinois 60653



Notary Public

I, Isaiah Hatcher Jr., a Notary Public in and for said county, in the state of Cook, do hereby certify that Isaiah Hatcher Jr. personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 28th day of December, 2004.

State of Illinois
County of Cook

Isaiah Hatcher Jr. (SEAL)
Isaiah Hatcher Jr. (SEAL)

In Witness Whereof, the grantor Isaiah Hatcher Jr. has hereunto set his hand and seal this 4th day of December, 2004.

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 the exemption of homesteads from sale on execution or otherwise.

limitations", or words of similar import, in accordance with the statute in such case made and provided. to note in the certificate of title or duplicate thereof, of memorial, the words "in trust", or "upon condition", or "with If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not thereof as aforesaid.

or interest, legal or equitable, in or to said real estate as such, but only and interest in the earnings, avails and proceeds said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any other disposition of The interest of each and every beneficiary hereunder and under said Trust Agreement and of all persons claiming predecessor in trust.

appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his or their or any successor in trust, was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, said Trust Agreement or in all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in thereof the trust created by this Indenture and by said Trust Agreement was in full force and effect, (b) that such conveyance said county) relying upon or claiming under any such conveyance lease or other instrument, (a) That at the time of delivery Trust Agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or successor in authority, necessity or expediency of any act of said Trustee, or be obliged to inquire into any of the terms of said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to

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EXHIBIT A

Legal Description

Lot 10 in the Subdivision of lots 27 & 28 in Dobbin's Subdivision of the North half of the Southeast quarter of the Northwest quarter of Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois (commonly known as 650 East Bowen Avenue.)

This conveyance is subject to covenants that the grantee(s) and his (their) successors and assigns shall not improve the above property with a permanent structure, and that he (they) shall not transfer, assign, otherwise convey or transfer by operation of law, the above described parcel except in conjunction with the adjoining lot presently owned by the grantee(s) and which is legally described as follows:

The West 20 feet of Lot 14 in T. M. Oviatt's Resubdivision of Lots 29 to 33 inclusive in Dobbin's Subdivision of the North half of the southeast quarter of the Northeast quarter of Section 3, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois (commonly known as 652 East Bowen Avenue.)

Said covenants shall run with the land and be in full force and effect for a period of seven(7) years from the date of this deed.

Subject to covenants, zoning and building restrictions, easements and conditions, if any, of record, and General Real Estate Taxes for 1934 and subsequent years.

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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 Dec 28, 2 004

Signature Isaac Hatcher
Grantor or Agent

Subscribed and sworn to before me by
the said Isaac Hatcher this
_____ day of _____, 2 _____.

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 _____, 2 _____

Signature Isaac Hatcher as agent for trust
Grantee or Agent

Subscribed and sworn to before me by
the said _____ this
_____ day of _____, 2 _____.

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.)