

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

35DLS2001

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

*Paul Hatcher Jr*  
Date Dec 30, 2004



Doc#: 0502803068  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 01/28/2005 12:00 PM Pg: 1 of 3

Above space for revenue stamps

Above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor Bowen Investments, Inc., an Illinois corporation

of the county of Cook and State of Illinois, 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, Conveys and Claims 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 Cook and State of Illinois, to wit:

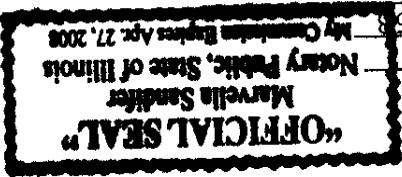
**LOT 46 IN BLOCK 3 IN DOUGLAS PARK ADDITION TO CHICAGO IN SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Street Address: 3125 West 15th. Street  
Grantee's Address: 7757 W. Devon Avenue, Chicago, Illinois 60631  
PIN: 16-24-105-015-0000

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 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.

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



This document was prepared by:  
Isatah Hatcher Jr.

652 East Bowen Avenue  
Chicago, Illinois 60658

Notary Public

*Marvella Sandifer*

Given under my hand and notarial seal this 29th day of December, 2004,  
and waiver of the right of homestead,  
voluntary act, for the uses and purposes therein set forth, including the release

that they signed, sealed and delivered the said instrument as their free and  
foregoing instrument, appeared before me this day in person and they acknowledged  
personally known to me to be the same persons whose name is subscribed to the  
aforesaid, do hereby certify that Janice Hatcher & Isatah Hatcher Jr. are  
a Notary Public in and for said county, in the state of Illinois

County of Cook

State of Illinois

Janice Hatcher  
BOWEN INVESTMENTS, Inc. by Janice Hatcher its Secretary,  
attest, Isatah Hatcher Jr. its President, Janice Hatcher Jr. (SEAL)  
(SEAL) Isatah Hatcher Jr. (SEAL)

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this  
4th day of December 20 04

If the title to any of the above real estate is now or hereafter registered, the Registrar of Titles is hereby directed not  
to note in the certificate of title or duplicate thereof, of 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 the exemption of homesteads from sale on execution or otherwise.  
In any and all states of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.  
The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 and interest in the earnings, avails and proceeds  
thereof as aforesaid.  
In no case shall any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to  
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  
real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the  
Trust Agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustee or successor in  
trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of  
said county) relying upon or claiming under any such conveyance lease or other instrument, (a) That at the time of 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee,  
or any successor in trust, 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 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.

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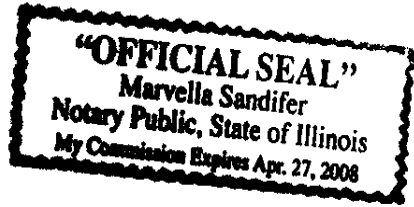
## STATEMENT BY GRANTOR AND GRANTEE

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, 2004

Signature *Joseph Hatcher*  
Grantor or Agent

Subscribed and sworn to before me by the said *Joseph Hatcher* this 28th day of December, 2004.



Notary Public *Marvella Sandifer*

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 *Joseph Hatcher as agent for Grant*  
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.)