

# UNOFFICIAL COPY



05038340180

## DEED IN TRUST

### PREPARED BY AND MAIL TO:

HOWARD M. HOFF  
GOLDSTINE, SKRODZKI, RUSSIAN  
NEMEC AND HOFF, LTD.  
835 McClintock Drive, Secd Flr  
Burr Ridge, Illinois 60527  
Phone: (630) 655-6000

### MAIL TAX BILL TO:

Grace Voss  
12133 S. Oak Park  
Palos Heights, IL 60463

Doc#: 0503834018

Eugene "Gene" Moore Fee: \$32.50

Cook County Recorder of Deeds

Date: 02/07/2005 12:50 PM Pg: 1 of 5

(The Above Space For Recorder's Use Only)

**THE GRANTOR**, GRACE VOSS, a widow not having remarried, of the City of Palos Heights, County of Cook, State of Illinois, for the consideration of TEN DOLLARS (\$10.00) and for other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to: GRACE VOSS (or her designated successor), as Trustee of the GRACE VOSS 2005 TRUST under agreement dated January 28, 2005, 12133 S. Oak Park, Palos Heights, Illinois 60463, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

**COMMONLY  
KNOWN AS:**

12133 S. Oak Park, Palos Heights, Illinois 60463

**P.I.N.:**

24-30-206-013-0000

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**TO HAVE AND TO HOLD** said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and the Trustee is specifically granted and given the power and authority:
  - (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
  - (b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;
  - (c) To execute leases and subleases for terms as long as 200 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;
  - (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;

# UNOFFICIAL COPY

- (e) To manage, control and operate said real estate, to collect the rent, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of the GRACE VOSS 2005 TRUST under agreement dated January 28, 2005; and
- (f) Anything herein to the contrary notwithstanding, the Trustee's liability hereunder, under the trust agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto.

2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain trust agreement dated the 28th day of January, 2005, and known as the GRACE VOSS 2005 TRUST.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in any exercise of any powers granted by this deed or the adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the said unrecorded trust agreement and any amendments thereto collateral hereto.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said trust agreement and any amendment thereto collateral hereto shall be personal property only.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

**DATED** this 28th day of January, 2005.

Grace Voss  
GRACE VOSS

Exempt under the provisions of Paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Act.

01/28/05  
Date

x Grace Voss  
Buyer, Seller or Representative

# UNOFFICIAL COPY

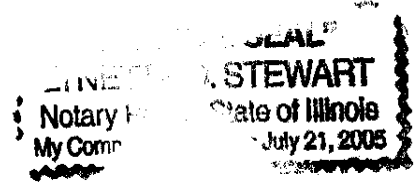
STATE OF ILLINOIS )  
  )SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that GRACE VOSS, a widow not having remarried, personally known to me to be the same person whose name is subscribed to the foregoing document appeared before me this day in person and acknowledged that she signed, sealed and delivered the same instrument as her 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 28th day of January, 2005.

Lynette D Stewart  
Notary Public

Commission Expires: 7-21-05



Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

Lot 13 in Block 12 in Navajo Hills Unit No. 2 being a subdivision of part of the West half of the North East quarter of Section 30, Township 37 North, Range 13, East of the Third Principal Meridian according to the plat thereof recorded May 25, 1965 as document 19475523, in Cook County, Illinois.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

**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 the beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do

(The Above Space For Recorder's Use Only)

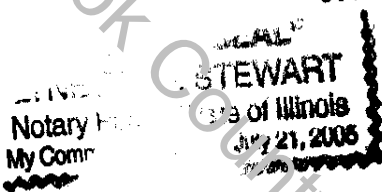
business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: January 28, 2005

Signature: *Howard M. Hoff*  
Howard M. Hoff, Agent

**SUBSCRIBED AND SWORN TO BEFORE**  
me by the said Grantor on  
January 28, 2005.

*Lynette D Stewart*  
Notary Public



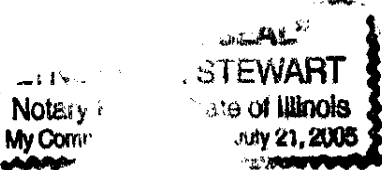
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: January 28, 2005

Signature: *Howard M. Hoff*  
Howard M. Hoff, Agent

**SUBSCRIBED AND SWORN TO BEFORE**  
me by the said Grantee on  
January 28, 2005.

*Lynette D Stewart*  
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).