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Doc#: 0504849145
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 02/17/2005 12:04 PM Pg: 1 of 4

MAIL TO:

JAMES T. DEUEL
220 DES PLAINES AVE., UNIT D
FOREST PARK, IL 60130

[The Above Space For Recorder's Use Only]

05-603

QUIT CLAIM DEED IN TRUST

Statutory (ILLINOIS)

THE GRANTOR, JAMES T. DEUEL, an unmarried man, of the City of FOREST PARK, County of COOK State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and all other good and valuable consideration in hand paid,

CONVEYS and QUIT CLAIMS to

JAMES T. DEUEL LIVING TRUST DATED MAY 22, 2003
220 DES PLAINES AVE., UNIT D, FOREST PARK, IL 60130

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO.

Permanent Real Estate Index Number(s): 15-12-430-040-0000

Address(es) of Real Estate: 220 DES PLAINES AVE., UNIT D, FOREST PARK, IL 60130

TO HAVE AND TO 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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 to 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 and every part thereof in all other ways and for such other consideration as it would be lawful for any person owing the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

CAMBRIDGE TITLE COMPANY
400 Central Avenue
Northfield, IL 60093

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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 obligated 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 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 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, 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 dispositions 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.

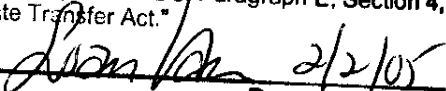
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of The State of Illinois, providing for the exemption of homesteads from sale or execution or otherwise.

Dated this 2nd day of February, 2005



 JAMES T. DEUEL

"Exempt under provisions of Paragraph E, Section 4,
 Real Estate Transfer Act."

 2/2/05

 Representative

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State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that

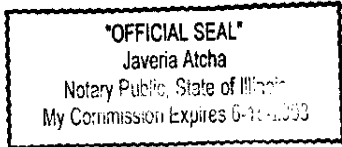
JAMES T. DEUEL, an unmarried man

personally known to me to be the same person whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/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 2nd day of February, 2005

Javeria Atcha
Notary Public

My Commission Expires 6/15 2008



This instrument was prepared by: Bernard J. Michna, 400 Central Ave, Ste 210, Northfield, IL 60093

Send Subsequent Tax Bills to: JAMES T. DEUEL, TRUSTEE, 220 DES PLAINES AVE., UNIT D, FOREST PARK, IL 60130

LEGAL DESCRIPTION

LOT 5 IN LINCOLN COURT LOFT TOWNHOMES RESUBDIVISION OF LOT 23 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOT 24 IN BRUHN'S SUBDIVISION OF BLOCK 22 (EXCEPT THE SOUTH 58.60 FEET THEREOF) IN RAILROAD ADDITION TO TOWN OF HARLEM, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF LOT 1 IN SAID LINCOLN COURT LOFT TOWNHOMES RESUBDIVISION DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 21 DEGREES 49 MINUTES 41 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 23.49 FEET FOR A PLACE OF BEGINNING, THENCE NORTH 58 DEGREES 19 SECONDS WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 21 DEGREES 49 MINUTES 41 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 58 DEGREES 10 MINUTES 19 SECONDS EAST A DISTANCE OF 8.00 FEET TO THE EASTERLY LINE OF LOT 1; THENCE SOUTH 21 DEGREES 49 MINUTES 41 SECONDS WEST A DISTANCE OF 20.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

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 Feb 2, 2005

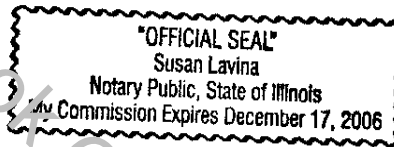
Signature: Alvaro J. Magallon
Grantor or Agent

Subscribed and sworn to before me by the

said grantor

this 2 day of Feb
2005.

[Signature]
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 Feb 2, 2005

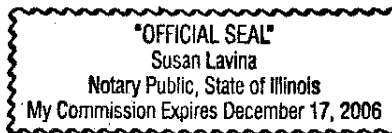
Signature: Alvaro J. Magallon
Grantee or Agent

Subscribed and sworn to before me by the

said Grantee

this 2 day of Feb
2005

[Signature]
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]