

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST

### MAIL TO:

Harry Stinespring, III  
Stinespring & Associates  
77 W. Washington, Suite 1801  
Chicago, IL 60602



Doc#: 0507645147  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 03/17/2005 12:38 PM Pg: 1 of 3

### NAME OF TAXPAYER:

Mr. James R. Gillespie  
812 North Prospect  
Park Ridge, IL 60068

Above Space for Recorder's use only

THE GRANTORS, **JAMES R. GILLESPIE and JUDITH W. GILLESPIE**, husband and wife, of 812 North Prospect, Park Ridge, Illinois, for and in consideration of Ten (\$10.00) dollars and other good and valuable consideration in hand paid, CONVEY AND QUIT CLAIM to **JAMES R. GILLESPIE** of 812 North Prospect, Park Ridge, Illinois, **Trustee of the JAMES R. GILLESPIE Trust under an Agreement dated June 11, 2004**, and to any successor trustees appointed under his trust agreement any and all interest they have in the following described real estate:

THE EAST 150 FEET OF LOTS 1, 2, 3, 4, 5 IN BLOCK 3 IN PARK RIDGE COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-26-204-002-0000

Commonly Known As: 812 North Prospect, Park Ridge, Illinois



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP

NO. 24236

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois and to have and to hold said real estate and appurtenances thereto upon the trust set forth in the respective trust agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 99 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; the said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition



**UNOFFICIAL COPY**

EUGENE "GANE" 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 March 17, 2005

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Harry S. Hinesprong III  
This 17 day of March, 2005  
Notary Public James A. Hinesprong

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 March 17, 2005

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Harry P. Hinesprong  
This 17 day of March, 2005  
Notary Public James A. Hinesprong

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.)

# UNOFFICIAL COPY

of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee of the JAMES R. GILLESPIE Trust herein named, to act, or upon <sup>his</sup> removal from the County, ~~DONALD R.~~ WESTERGAARD is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Recorder of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the Statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 09 day of February 2005 *JRG*

*James R. Gillespie* (Seal)  
JAMES R. GILLESPIE

*Judith W. Gillespie* (Seal)  
JUDITH W. GILLESPIE

STATE OF ILLINOIS, COUNTY OF COOK, SS. I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that JAMES R. GILLESPIE and JUDITH W. GILLESPIE, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed 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.



Impress Seal Here

Given under my hand and official seal, this 9<sup>th</sup> day of Feb 2005

Commission Expires 12-21 2006 *Mark R. Felty* (Notary Public)

This transfer is exempt pursuant to 35 ILCS 200/31-45, Paragraph (e).

Date: 2/14/05 *[Signature]* Attorney

NAME AND ADDRESS OF PREPARER: Harry P. Stinespring, III, Stinespring, Lambert & Associates, 77 West Washington Street, Suite 1801, Chicago, Illinois 60602