

UNOFFICIAL COPY

THIS DOCUMENT PREPARED BY:

Angelika Kuehn
171 S. Oak Park Av.
Oak Park IL 60302



MAIL TAX BILL TO:

Barbara A. Ryan
733 N. Elmwood Ave.
Oak Park, IL 60302

Doc#: 0508827033
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 03/29/2005 10:34 AM Pg: 1 of 3

MAIL RECORDED DEED TO:

Angelika Kuehn
171 S. Oak Park Av.
Oak Park IL 60302

DEED IN TRUST

THE GRANTOR, **BARBARA A. RYAN**, of Oak Park, County of Cook, State of Illinois, for the consideration of **TEN (\$10.00) DOLLARS** and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to **BARBARA A. RYAN AS TRUSTEE OF THE BARBARA A. RYAN TRUST** dated **December 20, 2004** and unto every successor in trust under said trust agreement, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit

THE NORTH 1/2 OF LOT 9 IN DAVID N. HANSON'S SUBDIVISION OF LOT 8 IN CIRCUIT COURT PARTITION OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 6 AND THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Real Estate: 733 N. Elmwood Ave.
Oak Park, Illinois 60302

Permanent Real Estate Index No. 16-06-411-013-0000

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** 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,

Exempt under provisions of par. 1E, sec. 4, Real Estate Transfer Act.
Angelika Kuehn
Buyer, Seller or Representative/Date: 3-29-05

EXEMPTION APPROVED
VILLAGE OF OAK PARK
VILLAGE CLERK
Barbara A. Ryan

UNOFFICIAL COPY

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 to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms 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 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 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.

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 obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged 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 the 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 predecessor in trust.

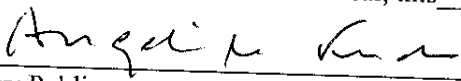
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary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

DATED this 20th day of March, 2005.


BARBARA A. RYAN

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 BARBARA A. RYAN, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said 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 20 day of March, 2005.


Notary Public
My commission expires: 11-16-05



UNOFFICIAL COPY

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 March 20, 2005

Barbara A Ryan
BARBARA A. RYAN, Grantor

Subscribed and sworn to before me
by the said Barbara A Ryan
this 20 day of March, 2005.

Notary Public: Angelina Smith



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 20, 2005

Barbara A Ryan
BARBARA A. RYAN, as Trustee Grantee

Subscribed and sworn to before me
by the said Barbara A Ryan
this 20 day of March, 2005.

Notary Public: Angelina Smith



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 a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under the provisions of Section 4 of Illinois Real Estate Transfer Tax Act.]