

# UNOFFICIAL COPY

DEED IN TRUST  
(ILLINOIS)



Doc#: 0509450098  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 04/04/2005 02:00 PM Pg: 1 of 3

Above space for Recorder's Office only

**THE GRANTOR: GENE C. MITCHELL, A WIDOW, NOT REMARRIED**, 5848 Main, Morton Grove, of the County of COOK and State of IL 6005-3633, for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby

**CONVEYS AND QUIT CLAIMS TO: GENE C. MITCHELL, 5848 Main, Morton Grove, IL 60053-3363**, as Trustee under the terms and provisions of a certain Trust Agreement dated the 4th day of April, 2005, and designated as the MITCHELL FAMILY TRUST, and to any and all successors as Trustees appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

Lot 34 (except the East 7 feet thereof) and Lot 35 in Oliver H. Salinger and Company's Second Lincoln Avenue Subdivision, being a Subdivision of that part of the West ½ of the North East ¼ of section 20, Township 41 North, Range 13, East of the Third Principal Meridian, lying South of Lincoln Avenue, according to the plat recorded January 31, 1927, as document 9537388, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 10-20-229-038-0000 & 10-20-229-025-0000, vol. 118

Address(es) of real estate: 5848 Main, Morton Grove, IL 60053-3363

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, streets, 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 199 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; that said instrument 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 into 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 person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition 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.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County 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 Registrar of Titles is directed not to register or note 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.

EXEMPT UNDER PROVISIONS OF PARAGRAPH (e), 35 ILCS 200/31-45, ILLINOIS REAL ESTATE TRANSFER ACT.

DATE: April 4, 2005 BY: Gene C. Mitchell  
Grantor

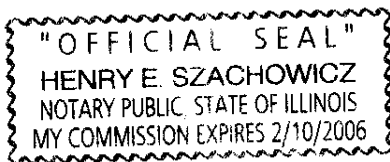
DATED this 4<sup>th</sup> day of April, 2005.

PLEASE	<u>Gene C. Mitchell</u> (SEAL)	_____ (SEAL)
PRINT OR	<b>GENE C. MITCHELL</b>	
TYPE NAME(S)		
BELOW	_____ (SEAL)	_____ (SEAL)
SIGNATURE(S)		

State of Illinois,  
ss.  
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that and GENE C. MITCHELL, a widow, not since remarried, 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 4<sup>th</sup> day of April, 2005.



Henry E. Szachowicz  
NOTARY PUBLIC

This instrument was prepared by: Henry E. Szachowicz, 8602 Ferris Avenue, Morton Grove, IL 60053-2829

EXEMPT-PURSUANT TO SECTION 1-11-5  
 VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
 EXEMPTION NO. 05609 DATE 4-4-05  
 ADDRESS 5848 Main  
(IF DIFFERENT FROM DEED)  
 BY G. Mitchell

MAIL TO:

**GENE C. MITCHELL**  
5848 Main  
Morton Grove, IL 60053-3363

SEND SUBSEQUENT TAX BILLS TO:

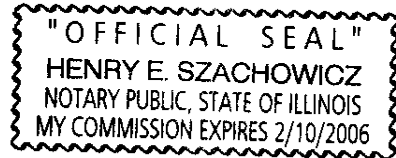
**GENE C. MITCHELL**  
5848 Main  
Morton Grove, IL 60053-3363

STATEMENT BY GRANTOR AND GRANTEE  
**UNOFFICIAL COPY**

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 April 4, 2005 ~~kx~~ Signature: Gene C. Mitchell  
Grantor or Agent

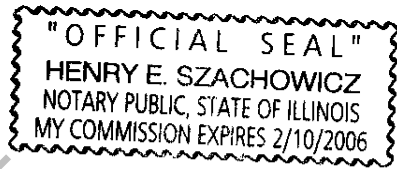
Subscribed and sworn to before me by the said GENE C. MITCHELL this 4 day of April, 2005,  
~~lx~~  
Notary Public Henry E. Szachowicz



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 April 4, 2005, ~~lx~~ Signature: Gene C. Mitchell, TRUSTEE  
Grantee or Agent

Subscribed and sworn to before me by the said GENE C. MITCHELL, TRUSTEE this 4 day of April, 2005,  
~~lx~~  
Notary Public Henry E. Szachowicz



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.)