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Doc#: 0511922178
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/29/2005 01:56 PM Pg: 1 of 3

DEED IN TRUST

THE GRANTORS, **MICHAEL J. O'SULLIVAN AND GAIL M. O'SULLIVAN, his wife** of 4575 North Melvina Avenue, City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS in hand paid, CONVEYS AND QUIT CLAIMS to the **MICHAEL J. O'SULLIVAN AND GAIL M. O'SULLIVAN as CO-TRUSTEES**, under the terms and provisions of a certain **O'Sullivan Family Declaration Of Trust Dated December 30th, 2004**, of 4575 North Melvina, City of Chicago, County of Cook, State of Illinois, and to any and all successors as Trustee Appointed under said Agreement, or who may be legally appointed.

The following described real estate, situated in the County of Cook, State of Illinois to wit:

THE NORTH 30 FEET OF LOT 78 IN HEAFIELD'S LAWRENCE AVENUE TERMINAL GARDENS SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED APRIL 4, 1917 AS DOCUMENT NUMBER 6081529, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN) 13-17-112 064-0000

Address of Real Estate: 4575 North Melvina Avenue, Chicago, Illinois 60630

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

APRIL 4 1917 AS DOCUMENT
Exempt under provisions of Paragraph (E),
Section 4, Real Estate Transfer Tax Act.

4-11-05 Noreen A. Costelloe
Date Buyer, Seller or Representative

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said 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, and 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 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 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.

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- 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 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 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 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 Grantors do hereby waive and release 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 11th day of April, 2005.

Michael J. O'Sullivan Gail M. O'Sullivan
 Michael J. O'Sullivan Gail M. O'Sullivan

State of Illinois, County of DuPage.

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **Michael J. O'Sullivan and Gail M. O'Sullivan** are the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 11th day of April, 2005.

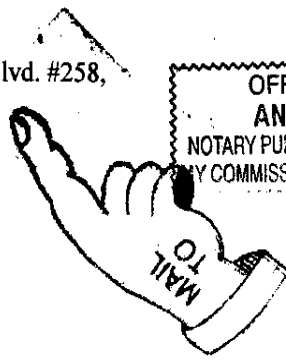
Commission expires 12/18/06

Ann T. Simon
 Notary Public

Prepared by: Noreen A. Costelloe, 1100 Jorie Blvd. Oak Brook, IL 60523

Mail to: Noreen A. Costelloe, 1100 Jorie Blvd. #258, Oak Brook, IL 60523

TAX BILLS TO: Michael J. O'Sullivan and Gail M. O'Sullivan
4575 N. Melvina Ave.
Chicago, IL 60630



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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 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 04-11-2005

Signature Noreen A Costelloe
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID NOREEN A. COSTELLOE
THIS 11 DAY OF April,
2005.

NOTARY PUBLIC [Signature]



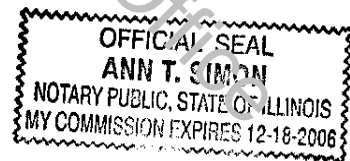
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 04-11-2005

Signature Noreen A Costelloe
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID NOREEN A. COSTELLOE
THIS 11 DAY OF April,
2005.

NOTARY PUBLIC [Signature]



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.]