

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST



Doc#: 0514019055  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/20/2005 01:06 PM Pg: 1 of 3

**MB Financial Bank, N.A.**  
475 East 162<sup>nd</sup> Street  
South Holland, IL 60473-1524

THIS INDENTURE WITNESSETH, That the Grantors, Michael R. Dozier, a married man

of the County of Cook and State of Illinois, for and in consideration of the sum of Ten Dollars & 00/100 Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and Quit Claim(s) unto **MB Financial Bank, N.A., a National Banking Association**, as successor trustee to South Holland Trust & Savings Bank, as Trustee under the provisions of a certain Trust Agreement, dated the 21st day of September, 1998, and known as Trust Number 11643, whose address is 475 E. 162<sup>nd</sup> St., South Holland, Illinois, the following described real estate in the County of Cook and State of Illinois, to-wit:

### Legal Description:

Lot 8 in Subdivision of North 3 acres of South 7 acres of that part lying North of the South line of the Northeast Quarter of the Southeast Quarter of Section 31, Township 36 North, Range 15, East of the Third Principal Meridian of Lot 25, in Winterhoff and Schultz Addition to Lansing, being a Subdivision of the West 30 acres of the East Half of the Southeast Quarter of Section 31 aforesaid (except that part of said North 3 acres included in Schultz Highlands, a Subdivision of part of the East Half of the Southeast Quarter of Section 31, aforesaid.

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

P. I. N. : 30-31-413-019

Date May 19, 2005 Asendorf

**TO HAVE AND TO HOLD** the said real estate 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 subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-subdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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 should any party dealing with said Trustee, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency of any act of said Trustee, or be obliged 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, or any successor in trust, 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

**BOX 215**

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This conveyance is made upon the express understanding and condition that neither MB Financial Bank, N.A., individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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.

Any corporate successor to the trust business of any corporate trustee named herein or acting hereunder shall become trustee in place of its predecessor, without the necessity of any conveyance or transfer.

And the said Grantor \_\_\_\_\_ hereby expressly waive \_\_\_\_\_ and release \_\_\_\_\_ 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 on execution or otherwise.

In Witness Whereof, the grantor \_\_\_\_\_ aforesaid has \_\_\_\_\_ hereunto set his hand \_\_\_\_\_ and Seal

this 12 day of May, 2005.

\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

Michael R. Dozier

Michael R. Dozier (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois } SS I, the undersigned, a Notary Public in and for said County of Cook County, in the state aforesaid, do hereby certify that \_\_\_\_\_

Michael R. Dozier

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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

This instrument was drafted by \_\_\_\_\_ Given under my hand and notarial seal this 12 day of MAY, 2005

Land Trust Dept.

Courtney C. Ryan  
Notary Public



3039 - 183<sup>rd</sup> Street, Lansing, Illinois 60438  
Above described property address

MB Financial Bank, N.A.  
475 E. 162<sup>nd</sup> Street  
South Holland, IL 60473

# UNOFFICIAL COPY

## STATEMENT OF GRANTOR/GRANTEE

This grantor or his/her agent affirms that, to the best of his/her 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 in 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 5/12, 2005.

Signature: [Signature]  
Grantor or Agent

Subscribed or sworn to before me  
by said Grantor  
this 12TH day of MAY, 2005.  
Notary Public: Courtney C Ryan



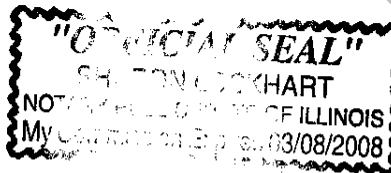
The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

\*MB Financial Bank, N.A.  
as successor trustee to

Dated May 19, 2005.

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by said Agent  
this 19TH day of May, 2005.  
Notary Public: Sharon Lockhart



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.}

\*South Holland Trust & Savings Bank, as trustee and not personally