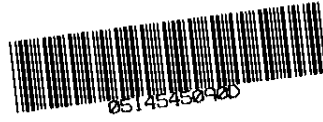


# UNOFFICIAL COPY



Chicago Title Insurance Company

## QUIT CLAIM DEED IN TRUST



Doc#: 0514545090  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 05/25/2005 10:53 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH, That the grantors Michael Erskine and Nancy Erskine, Husband and Wife, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM unto Michael Erskine and Nancy Erskine, Co-Trustees of The Erskine Family Trust # 1, dated May 21, 2005, whose address is 7230 W. Pratt Ave., Chicago, Illinois 60631 the following described Real Estate in the County of Cook and State of Illinois, to wit:

Lot 3 in Block 26 in Edgebrook Manor a subdivision of Lots 27, 32, 33, 35, 40, 42, 43, 44, and 47 to 52 and part of Lots 34, 38, 39, 41, and 45 (except Railroad) in Bronson's part of Caldwell Reserve in Township 40 and 41 North, Range 13 East of the Third Principal Meridian, according to the Plat of said Subdivision recorded March 1, 1922 as document 7414775 in Cook County, Illinois.

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, existing leases and tenancies, general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2004

PERMANENT TAX NUMBER: 10-33-323-028-0000

VOLUME NUMBER: \_\_\_\_\_

Address(es) of Real Estate: 6446 N. Central Ave. Chicago, Illinois 60646

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.

# UNOFFICIAL COPY

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, 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.

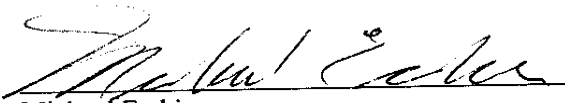
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on 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 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 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.

And the said grantor(s) hereby expressly waive(s) 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(s) aforesaid have hereunto set their hand(s) and seal(s) this 23 day of

MAY, 2015.

 (SEAL) \_\_\_\_\_ (SEAL)  
Michael Erskine

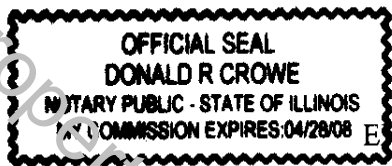
 (SEAL) \_\_\_\_\_ (SEAL)  
Nancy Erskine

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State of Illinois County of Cook

I, Donald R. Crowe, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Michael Erskine and Nancy Erskine personally known to me to be the same person(s) whose name(s) 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.

Given under my hand and notarial seal, this 23 day of May, \_\_\_\_\_.



Donald R. Crowe (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW  
DATE: 5/23/05

Nancy Erskine  
Signature of Buyer, Seller or Representative

**Prepared By:** Donald R. Crowe  
36 S. Wabash Ave. Suite 1300  
Chicago, Illinois 60603

**Mail To:**  
Donald R. Crowe  
36 S. Wabash Ave. Suite 1300  
Chicago, Illinois 60603



**Name & Address of Taxpayer:**  
Michael F. Erskine  
7230 W. Pratt Ave.  
Chicago, Illinois 60631

PROPERTY OF COOK COUNTY CLERK'S OFFICE

# 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 May 23, 2005

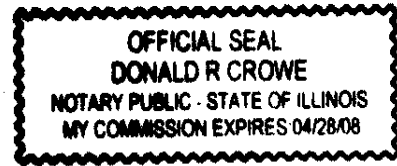
Signature: Nancy Erskine  
Grantor or Agent:

Subscribed and sworn to before me

by the said Nancy Erskine

this 23 day of May, 2005.

Notary Public Donald R. Crowe



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 May 23, 2005

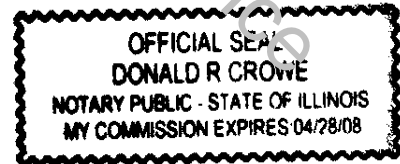
Signature: Nancy Erskine  
Grantee or Agent:

Subscribed and sworn to before me

by the said Nancy Erskine

this 23 day of May, 2005.

Notary Public Donald R. Crowe



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 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.)