

# UNOFFICIAL COPY



Chicago Title Insurance Company

## QUIT CLAIM DEED IN TRUST



Doc#: 0516050009  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 06/09/2005 01:04 PM Pg: 1 of 5

THIS INDENTURE WITNESSETH, That the grantor(s) Phyllis S. Thomas, Divorced and not since remarried, 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(S) and QUIT CLAIM unto Phyllis Scholl Thomas, Trustee of the Phyllis Scholl Thomas 1999 Declaration of Trust, the following described Real Estate in the County of Cook and State of Illinois, to wit:

See legal description attached hereto as Exhibit A and incorporated herein.

**SUBJECT TO:** covenants, conditions and restrictions of record, easements and building lines, general taxes for the year 2004 and subsequent years

PERMANENT TAX NUMBER: 04-23-303-010-0000

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

Address(es) of Real Estate: 1849 Westleigh Drive Glenview, Illinois 60075

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, 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

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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 15<sup>th</sup> day of May 2005.

Phyllis S. Thomas (SEAL) \_\_\_\_\_ (SEAL)  
Phyllis S. Thomas  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

EXEMPT UNDER PROVISIONS  
OF PARAGRAPH C OF SECTION 31-45  
REAL ESTATE TRANSFER TAX LAW  
5-7-05  
Linda V. [unclear], grant

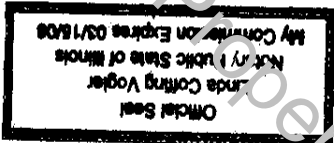
Property of Cook County Clerk's Office

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State of Illinois County of COOK

I, LINDA COFFING VOGLER Notary Public in and for said County, in the State aforesaid, do hereby certify that Phyllis S. Thomas 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 15<sup>th</sup> day of May, 2005.



Linda Coffing Vogler (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH e SECTION 31 - 45,  
REAL ESTATE TRANSFER TAX LAW  
DATE: 5.15.05

Linda Coffing Vogler  
Signature of Buyer, Seller or Representative

**Prepared By:** Linda Coffing Vogler  
1585 Hickory Lane  
Winnetka, Illinois 60093

**Mail To:**  
Linda Coffing Vogler  
1585 Hickory Lane  
Winnetka, IL 60093

**Name & Address of Taxpayer:**  
Phyllis Scholl Thomas  
1849 Westleigh Drive  
Glenview, Illinois 60025

Property of Cook County Clerk's Office

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## EXHIBIT A

PARCEL 1: LOT 401, EXCEPT THE WESTERLY 131.00 FEET THEREOF, AS MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE, OF SAID LOT 401 IN HEATHERFIELD UNIT 1, BEING A RESUBDIVISION IN SECTION 22 & 23, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 17, 1998 AS DOCUMENT NUMBER 98125098, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE EASEMENT GRANT AGREEMENT RECORDED AS DOCUMENT 23876793 FOR INGRESS AND EGRESS AND UTILITY PURPOSES.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON THE COMMON PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HEATHERFIELD SINGLE FAMILY ATTACHED HOMES RECORDED JUNE 11, 1998 AS DOCUMENT NUMBER 98494996.

Commonly known as: 1849 Westleigh Drive, Glenview, Illinois  
Permanent Real Estate Index Number: 04-23-303-010-0000 (underlying)

Cook County Clerk's Office

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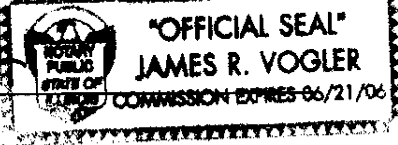
## STATEMENT BY GRANTOR AND GRANTEE

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 June 7, 2005

Signature *Linda Vogler*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID *Linda Vogler*  
THIS 7<sup>th</sup> DAY OF June,  
2005.

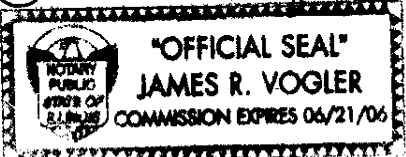
NOTARY PUBLIC *James R. Vogler*  


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 June 7, 2005

Signature *Linda Vogler*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID *Linda Vogler*  
THIS 7<sup>th</sup> DAY OF June,  
2005.

NOTARY PUBLIC *James R. Vogler*  


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.]