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QUIT CLAIM DEED IN TRUST (Illinois)

Doc#: 0516603138
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 08/15/2005 04:15 PM Pg: 1 of 5

THE GRANTORS,
KENNETH O'RIORDAN and
YVONNE CURRAN, Husband
and Wife of the County of Cook
and State of Illinois for and in
consideration of Ten and NO/100
Dollars (\$10.00), and other good
and valuable consideration in
hand paid, does hereby CONVEY

Above Space for Recorder's Use Only

AND QUIT CLAIM the real estate in the County of COOK and State of Illinois, legally described on Exhibit A attached hereto and incorporated herein by reference, as follows:

(a) An undivided twenty-five percent (25%) interest therein unto **KENNETH O'RIORDAN and YVONNE CURRAN**, not personally but as **Trustees** under the provisions of a trust agreement dated the 8th day of June, 2005, as now or hereafter amended, and known as the **KENNETH O'RIORDAN TRUST**, 1919 W. School Street, Chicago, IL 60657 and unto all and every successor or successors in trust under said trust documents.

(b) An undivided seventy-five percent (75%) interest therein unto **YVONNE CURRAN and KENNETH O'RIORDAN** not personally but as **Trustees** under the provisions of a trust agreement dated the 8th day of June, 2005, as now or hereafter amended, and known as the **YVONNE CURRAN TRUST**, 1919 W. School Street, Chicago, IL 60657 and unto all and every successor or successors in trust under said trust documents.

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 documents set forth.

Full power and authority are hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 trustees; 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 in 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

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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 trustees 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 trustees, be obliged to see to the application of any purchase money, rent, or 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 trustees, or be obliged or privileged to inquire into any of the terms of said trust documents; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 of the trust created by this Indenture and by said trust documents 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 documents or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees was duly authorized and empowered to execute and delivery 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 property 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.

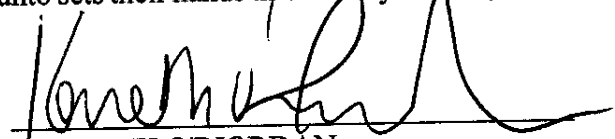
And the said grantor hereby expressly waive(s) and releases(s) any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

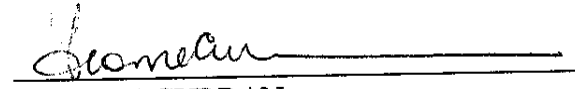
Permanent Real Estate Index Number: 1419427020

Address of Real Estate: 1919 W. School Street, Chicago, IL 60657

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IN WITNESS WHEREOF, the grantors hereunto sets their hands this 8th day of June, 2005.


KENNETH O'RIORDAN

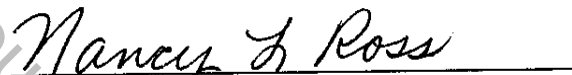

YVONNE CURRAN

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in said State aforesaid, DO HEREBY CERTIFY that KENNETH O'RIORDAN and YVONNE CURRAN, husband and wife, personally known to me to be the same persons whose names 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.

Given under my hand and official seal, this 8th day of June, 2005.




Nancy L. Ross
Notary Public

THIS INSTRUMENT WAS PREPARED BY AND SHOULD BE RETURNED TO:

Paul F. Gerbosi
Nisen & Elliott, LLC
200 W. Adams Street, Suite 2500
Chicago, Illinois 60606

COOK COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH (e) SECTION 4, REAL ESTATE TRANSFER ACT


Buyer, Seller or Representative

DATE: June 8, 2005

Send Subsequent Tax Bills to:
KENNETH O'RIORDAN
As Trustee
1919 W. School Street
Chicago, IL 60657

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EXHIBIT A TO QUIT CLAIM DEED LEGAL DESCRIPTION OF REAL ESTATE

LEGAL DESCRIPTION:

LOT 3 IN BLOCK 1 IN THE SUBDIVISION OF BLOCK 49 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4) IN COOK COUNTY, ILLINOIS

Property of 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 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: June 8, 2005

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me
this 8th day of June, 2005.

Nancy L. Ross
Notary Public



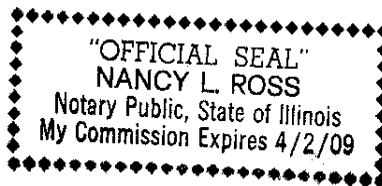
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 8, 2005

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me
this 8th day of June, 2005.

Nancy L. Ross
Notary Public



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 31-45 of the Illinois Real Estate Transfer Tax Law.)