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DEED INTO LAND TRUST

STATE OF ILLINOIS
COUNTY OF COOK

Doc#: 0517932132
Eugene "Gene" Moore Fee: \$34.50
Cook County Recorder of Deeds
Date: 06/28/2005 03:29 PM Pg: 1 of 6

Y. 76 6-24-05
CITY OF COUNTRY CLUB HILLS
EXEMPT
REAL ESTATE TRANSFER TAX

THIS INDENTURE, made this 9 day of JUNE, 2005 between **MARGARET MORRIS**, party of the first part (hereinafter referred to as "Grantor"), and the **COOK 1106 WILLIAMSBURG TRUST**, a Land Trust (an executory Trust), **MICHAEL C. CERNI A/K/A MICHAEL C. CERNIAUSKAS**, President of **HOME RESCUE SOLUTIONS, INC.** as Trustee of the **COOK 1106 WILLIAMSBURG TRUST**, party of the second part (hereinafter referred to as "Grantee") whose address is 1106 Williamsburg, Country Club Hills, Illinois 60478.

WITNESSETH, that the said party of the first part for and in consideration of the sum of ten dollars (\$10.00) and other valuable consideration, cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents grant, bargain, sell, remise, release, transfer, convey and to ever quitclaim the right, title, interest, claim or demand which the said party of the first part has or may have in the property:

As per attached Legal Description, made a part hereof by reference.
PIN 31 63 201 060 0000

TO HAVE AND TO HOLD the said described premises with all the members, rights and appurtenances upon the Trust and for the uses and purposes herein described and in the existing Declaration of Trust and Land Trust Agreement of said Trust and the Trust set forth.

Full power and authority is hereby granted to said Trustee to purchase, improve, subdivide, manage and protect 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 renovate, to repair, to sell: to grant options to purchase, to sell on any terms; to take back, foreclose and release mortgages; to convey either with or without consideration, to carry back financing: to convey said real estate or any part thereof to a successor or successors in trust, all of the title, estate, powers and authorities vested in said Trustee: to donate, dedicate, mortgage, pledge as collateral or otherwise encumber said real estate, or any part thereof from time to time to contract to lease, or if required, to hire management for said real estate, or any part thereof, 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 99 years, and to renew or extend leases upon 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: and to grant options to lease, options to renew leases, options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present and future rentals: 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 use or interest in or to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for 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, including filing lawsuits and hiring counsel..

In no case shall any party dealing with said Trustee 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, 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 Trustee, or be obliged or privileged to inquire into any of the terms of said Trust Agreement; and every deed, trust deed, mortgage, lease, management agreement 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

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deed, trust deed, lease, mortgage, management agreement or other instrument, (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, duties and obligations of the said predecessor in trust, and (e) Trustee is prohibited under the terms of the aforesaid Trust Agreement to reveal the terms and conditions of said Trust Agreement or the records of the Trust without express written authorization from the holder(s) of the power of direction of the Trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by the Trustee in the name of the then beneficiaries under said Trust Agreement, as their attorney in fact, hereby irrevocably appointed for such purpose, or, at the election of said Trustee, 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, and all persons and corporations whomsoever shall be charged with notice of this condition from the date of the filing for record of this deed.

Any litigation arising in connection with this document will be adjudicated under the laws of the State of Illinois. In the event any portion of this agreement shall be found to be not supportable under Illinois Statutes, the remaining provisions shall continue to be valid and subject to enforcement in the courts without exception. In like manner, any obligations of either party which may become law shall be binding on both parties as if included herein.

The following individual shall be the Successor Trustee with the same powers as stated herein:

The interest of each and every beneficiary hereunder and under the Declaration of Trust and Land Trust Agreement hereinbefore referred to 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.

It is the intent of Grantor(s) to create this Trust and the Grantor(s) fully warrant(s) the title to said real estate and will defend the same against the lawful claims of all persons whomever.

IN WITNESS WHEREOF the Grantor aforesaid has hereunto set his hand and seal this 9 day of June 2005.

Witness [Signature]

Grantor: [Signature] (Seal)
MARGARET MORRIS

(Seal)

Witness

Sworn to and subscribed before me, this the 9 day of June, 2005.

STATE OF ILLINOIS)
)SS:
COUNTY OF _____)

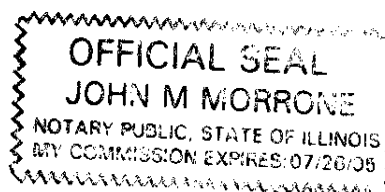
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that MARGARET MORRIS is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 9 day of June, 2005
[Signature]
Notary Public

Commission expires: 7/26/05

IMPRESS SEAL HERE

SUBJECTTOMORRIS.deed



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the trusts, conditions and limitations contained in this Indenture and in said Declaration of Trust and Land Trust Agreement and binding upon all beneficiaries thereunder, (c) that said Trustee was duly authorized and empowered to execute and deliver every such

DEED INTO LAND TRUST

Legal Description of Trust Asset

PARCEL 1: UNIT 1, AREA 10, LOT 6 IN PROVINCETOWN HOMES UNIT NO. 1, BEING SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN DOCUMENT NO. 21023538, AS AMENDED, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER 31-03-201-060-0000

Commonly known as:

1106 Williamsburg
Country Club Hills, IL 60478



M. CERW
3400 W. 111TH ST. # 429
CHICAGO, IL 60655

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CITY OF COUNTRY CLUB HILLS

REAL ESTATE TRANSFER TAX

() DECLARATION (X) EXEMPTION

Instructions:

- 1) This form must be filled out completely, signed by at least one of the grantees (buyers), signed by at least one of the grantors (sellers), and presented to the City Clerk at the time of purchase of a real estate transfer stamp as required by the City of Country Club Hills Real Estate Transfer Tax Ordinance. The stamp must be affixed to the deed, and this form attached, when the title is recorded.
- 2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the transfer stamp required must be stated on the declaration. A copy of the sales contract must be issued along with the signed declaration.
- 3) A transfer stamp may not be issued unless all water and sewer charges have been paid, in full, any outstanding deed and/or debris liens or Housing Court Judgement Liens are paid, in full, and a Certificate of Occupancy has been issued for all residential housing property.
- 4) The transfer tax payment must be made by cash, certified check, cashier's check, money order or attorney's check.
- 5) For additional information, please call: City Hall, 708-798-2616, Monday-Friday, 8:00 a.m. to 5:00 p.m.

Address of Property 1106 WILSONS BURD

Property Index No. 31-03-201-460-0000

Date of Deed 6/9/05 Type of Deed DEED INTO LAND TRUST

Full Actual Consideration (include amount of mortgage and value of liabilities assumed) \$ 10⁰⁰

Amount of Tax (\$5.00 per \$1,000) \$ 10⁰⁰

Note: The City of Country Club Hills Real Estate Transfer Tax Ordinance specifically exempts certain transactions from taxation. These exemptions are printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below.

I hereby declare that this transaction is exempt from taxation under the City of Country Club Hills Real Estate Transfer Tax Ordinance by paragraph (s) _____

Explanation of exemption claimed: OWNER PUT DEED INTO TRUST FOR MANAGEMENT PURPOSES

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

GRANTOR (seller): MICHAEL CERNIKAS
Name and address (please print) ATTORNEY AT LAW FOR MARGARET MORRIS

Signature [Signature] Date 6/24/05

GRANTEE (buyer): [Signature]
Name and address (please print) _____

Signature _____ Date 6/24/05

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CITY OF COUNTRY CLUB HILLS

REAL ESTATE TRANSFER TAX

EXEMPTIONS

The tax shall not apply to the following conveyances, provided said conveyance in each case is accompanied by a certificate setting forth the facts or such other information as Building Department may require:

- A. transactions involving property acquired by or from any governmental body or educational institution;
- B. transactions in which the deeds or assignments or beneficial interest secure debt or other obligations;
- C. transactions in which the deeds or assignments of beneficial interest, without additional consideration, confirm, correct, modify, or supplement deeds or assignments of beneficial interest previously recorded or delivered;
- D. transactions in which the deeds or assignments of beneficial interest are releases of property which is security for a debt or other obligation;
- E. transactions in which the deeds are made pursuant to court decree;
- F. transactions made pursuant to mergers, consolidations or transfers or sales of substantially all of the assets of a corporation pursuant to plans of reorganization;
- G. transactions between subsidiary corporations and their parents for no consideration other than the cancellation or surrender of the subsidiary corporation's stock;
- H. a transfer by lease;
- I. transactions made between an executor or administrator and the heirs of an estate;
- J. transactions made between any person acting in a fiduciary capacity to a successor fiduciary;
- K. transactions made without consideration;
- L. transactions made upon the death of a joint tenant or tenant by the entirety to the survivor;
- M. transactions which the City Attorney determines may not lawfully be taxed.

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STATEMENT BY GRANTOR AND GRANTEE

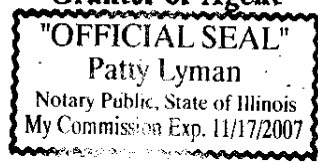
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 6/28, 2005

Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this Wednesday day of June 28, 2005
Notary Public [Handwritten Name]



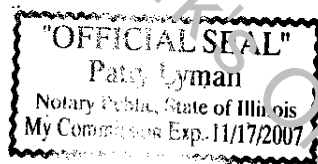
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 6/28, 2005

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this Tue day of June 28, 2005
Notary Public [Handwritten Name]



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.

(Attached 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.)

Revised 10/02-cp



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS