

# UNOFFICIAL COPY



## DEED IN TRUST

Doc#: 0518654025  
Eugene "Gene" Moore Fee: \$34.50  
Cook County Recorder of Deeds  
Date: 07/05/2005 11:56 AM Pg: 1 of 6

THIS INDENTURE, made this 14<sup>th</sup> day of December, 2004, is among **RICHARD J. BISCHOFF, II** and **CHERYL L. BISCHOFF**, husband and wife, whose address is 2614 Cerro Vista Drive, Rockford, Illinois 61107, ("Grantors"), and

**CHERYL L. BISCHOFF**, as Trustee under the provisions of a trust agreement, dated December 14, 2004, and known as the **CHERYL L. BISCHOFF TRUST NO. 2004**, whose address is 2614 Cerro Vista Drive, Rockford, Illinois 61107, ("Grantee").

The Grantors, for and in consideration of the sum of Ten Dollars, grant, sell, and convey to said Grantee, the following described real estate, situated in the County of Cook, in the State of Illinois, (the "Real Estate"):


Please see the attached Exhibit A.

Property Code: 17-04-210-028-1031

Property Address: 1516 No. State Parkway Unit 19B  
Chicago, Illinois 60610

**SUBJECT TO:** General real estate taxes for 2004 and subsequent years, and any recorded leases, easements, covenants, conditions, and restrictions.

Exempt from Illinois transfer tax under 35 ILCS 200/31-45, Paragraph (e), of the Illinois Real Estate Transfer Tax Law.

  
Buyer, Seller, or Representative

12-14-04  
Date

**TO HAVE AND HOLD** the Real Estate upon the trusts, and for the uses and purposes set forth herein and in the trust agreement.

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Full power and authority is hereby granted to the trustee regarding the Real Estate or any part thereof: to improve, manage, protect, subdivide, and resubdivide; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof; to execute contracts to sell or exchange or execute grants of options in purchase; to execute contracts to sell on any terms; to convey either with or without consideration; to convey to a successor or successors in trust and to grant in such successor or successors in trust all of the title, estate, powers and authorities vested in the Trustee; to mortgage, pledge, or otherwise encumber; to partition; to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute leases; to commence in praesenti or futuro, options to lease, options to renew leases, and options to purchase the whole or any part of the lease; to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the Real Estate or any part thereof; and to deal with the 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 Real Estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with the Trustee or successor Trustee or Trustees, or to whom the Real Estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said Trustee, be obliged or privileged to see to the application of any purchase money, rent, money borrowed or advanced on the Real Estate or be obliged or privileged to see that the terms of this trust have been complied with, or be obliged or privileged to inquire into the necessity or expediency of any act of said trustee, or into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by said Trustee and any successor Trustee in relation to the 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 same 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 is duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage, or other instrument; and (d) that if the conveyance is made to a successor or successors in trust such successor or successors in trust have been properly appointed and are fully vested with all title, estate, rights, powers, authorities, duties, and obligations of its, his, or their predecessors.

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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 disposition of the 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 the Real Estate as such but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

The Grantors 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.

Grantors have caused their names to be signed the day and year first written above.

  
\_\_\_\_\_  
**RICHARD J. BISCHOFF, II**

  
\_\_\_\_\_  
**CHERYL L. BISCHOFF**

STATE OF ILLINOIS                    )  
                                                  ) ss.  
COUNTY OF WINNEBAGO            )

I, the undersigned, a Notary Public in and for said County and State, certify that **RICHARD J. BISCHOFF, II** and **CHERYL L. BISCHOFF**, 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 and delivered the 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 14<sup>th</sup> day of December, 2004.

  
\_\_\_\_\_  
Notary Public



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**Return this document to:**

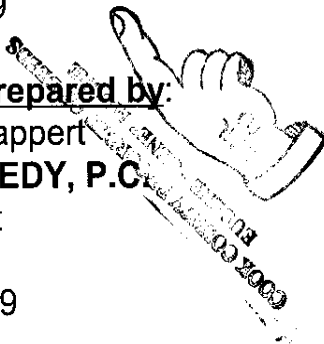
Attorney Michael J. Schappert  
**HOLMSTROM & KENNEDY, P.C.**  
P.O. Box 589  
Rockford, IL 61105-0589

**Future taxes to:**

**Cheryl L. Bischoff Trust No. 2004**  
2614 Cerro Vista Road  
Rockford, IL 61107

**This instrument was prepared by:**

Attorney Michael J. Schappert  
**HOLMSTROM & KENNEDY, P.C.**  
800 North Church Street  
P.O. Box 589  
Rockford, IL 61105-0589



Property of Cook County Clerk's Office

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## EXHIBIT A

Unit No. "19-B" in 1516 North State Parkway Condominium, as delineated on survey of the following described parcel of real estate (hereinafter referred to as Parcel): The South 15 feet of Lot 15, and all of Lots 16, 17 and 18 in Subdivision of Lot "A" in Block 1 in Catholic Bishop of Chicago Subdivision of Lot 13, in Bronson's Addition to Chicago, in Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, which survey is attached to the Declaration as Exhibit "A" to Declaration of Condominium made by Chicago Title and Trust Company, as Trustee under Trust Agreement dated August 13, 1976 and known as Trust No. 1068278, recorded in the Office of the Recorder of Cook County, Illinois as Document No. 23,885,614, together with an undivided .01493 percentage interest in said parcel (excepting from said parcel all the property and space comprising units thereof as defined and set forth in said Declaration and survey), in Cook County, Illinois.

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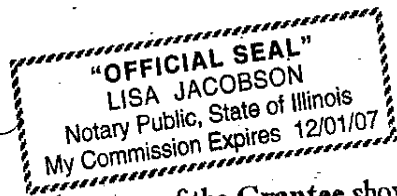
## STATEMENT BY GRANTOR AND GRANTEE

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 2, 2005

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 2nd day of June, 2005  
Notary Public Lisa Jacobson

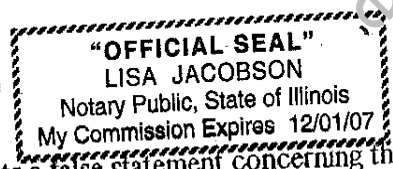


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 2, 2005

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 2nd day of June, 2005  
Notary Public Lisa Jacobson



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.)