

# UNOFFICIAL COPY

## DEED IN TRUST

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Doc#: 0525855262 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/15/2005 03:39 PM Pg: 1 of 6

Mail to:  
EUGENE LA PORTE  
1014 EAST ALGONQUIN RD.  
SUITE 105  
SCHAUMBURG, IL 60173

### NAME & ADDRESS OF TAXPAYER:

Nita Johnson  
135 Hill St  
Mount Prospect IL 60056

### RECORDER'S STAMP

THE GRANTOR (S) NITA JOHNSON, of the County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00), in hand paid, Convey and QUIT CLAIM unto NITA JOHNSON, as Trustee under the provisions of a trust agreement dated August 18, 2005, and known as **THE NITA E. JOHNSON REVOCABLE TRUST** (hereinafter referred to as "said trustee", regardless of the number of trustees), and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

### SEE LEGAL ATTACHED

Commonly Known As: 135 Hill St., Mount Prospect, IL 60056  
Permanent Index Number (s) : 03-36-105-015

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 are hereby granted to said trustee 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 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 in futuro, and upon any terms and for any period or periods of time, not exceeding in case of any single demise 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 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

5+6  
6+

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options to purchase whole or any part of reversion and to contract respecting manner of fixing amount of present or future rentals; to partition or to exchange said property, or any part thereof, for or 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 the ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, where 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 application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that terms of this trust have been complied with, or be obliged to inquire into 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 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 instrument, (a) that at time of delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect; (b) that such conveyance or 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 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 earnings, avails and proceeds arising from 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or not in the certificate of title or duplicate thereof, or memorial, "words in trust", or "upon condition," or "with limitations", or words or similar import, in accordance with statute in such case made and provided.

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



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Lot 33 in Merrion's Addition to Forest River in the North half  
of Section 36, Township 42 North, Range 11, East of the Third  
Principal Meridian, in Cook County, Illinois.

Permanent Tax No. 03-36-105-015

Property of Cook County Clerk's Office

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**MAYOR**  
Irvana K. Wilks

**TRUSTEES**  
Timothy J. Corcoran  
Paul Wm. Hoefert  
A. John Korn  
Richard M. Lohrstorfer  
Micheale W. Skowron  
Michael A. Zadel

**VILLAGE MANAGER**  
Michael E. Janonis

**VILLAGE CLERK**



Phone: (847) 392-6000  
Fax: (847) 818-5336  
TDD: (847) 392-6064

## Village of Mount Prospect

50 South Emerson Street Mount Prospect, Illinois 60056

**To Whom It May Concern**

The property located at 135 Hill Street is not located within the corporate limits of the Village of Mount Prospect, and accordingly, is not subject to the Village's Real Estate Transfer Tax.

*David O. Erb*

David O. Erb Finance Director

8-23-05

Date

Property of Cook County Clerk's Office

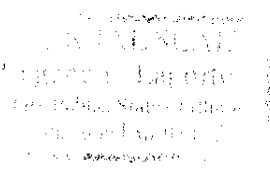
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## STATEMENT BY GRANTOR AND GRANTEE

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 8/18, 192005 Signature: Nita Johnson  
Grantor or Agent

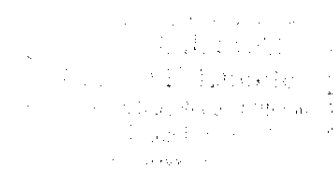
Subscribed and sworn to before me by the said this 18<sup>th</sup> day of August, 192005.  
Notary Public [Signature]



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 8/18, 192005 Signature: Nita Johnson  
Grantee or Agent

Subscribed and sworn to before me by the said this 18<sup>th</sup> day of August, 192005.  
Notary Public [Signature]



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 4 of the Illinois Real Estate Transfer Tax Act.)