

# UNOFFICIAL COPY

DEED IN TRUST



0605546208

Return to:

John T. Conroy  
4544 W. 103rd Street  
Oak Lawn, IL 60453

Doc#: 0605546208 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/24/2006 02:09 PM Pg: 1 of 5

(This Space above for Recorder's use only.)

THE GRANTOR(S) **KAREN ROSE DARR**, divorced and not since remarried, of the Village of Oak Lawn, Cook County, Illinois,

for and in consideration of Ten and No/100 Dollars, and other good and valuable consideration in hand paid, Conveys and Warrants to:

**KAREN R. DARR**, as Trustee, of 10520 S. Kostner, Oak Lawn, Cook County, Illinois, (the trustee, regardless of the number of trustees), under the provisions of the **KAREN R. DARR DECLARATION OF TRUST** dated February 17, 2006, and to all and every successor or successors in trust under said trust agreement Grantor's interest in and to those premises legally described on Exhibit A which is attached hereto and hereby made a part hereof in Cook County, Illinois.

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the premises or any part thereof; to dedicate parts, 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 present or in future, and upon any terms and for any period or periods of time, not exceeding 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to

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contract to make leases and options to purchase the whole or any part of the reversion and to contract respecting the manner 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of the deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the 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 time of the delivery thereof the trust created by this deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, 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 the real estate, and such interest is declared to be personal property, and no beneficiary 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.

The grantor(s) hereby expressly waives and releases 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.

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The grantor(s) has signed this deed on February 17, 2006.

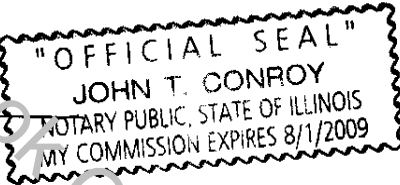
*Karen Rose Darr*  
KAREN ROSE DARR

STATE OF ILLINOIS )  
                                  )  
COUNTY OF COOK    )

I the undersigned a notary Public for the County and State above hereby certify that **KAREN ROSE DARR**, divorced and not since remarried personally known to be to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Dated: February 17, 2006

*John T. Conroy*  
Notary Public



Name and address of grantee and send future tax bills to:

Ms. Karen R. Darr  
10520 S. Kopstner  
Oak Lawn, Illinois 60453

**AFFIX TRANSFER STAMPS ABOVE**

OR

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph   C  , Section 4 of said Act.

*Karen Rose Darr* Date: February 17,  
20 06

Buyer, Seller or Representative

This Deed was prepared by: John T. Conroy  
Attorney at Law  
4544 West 103rd Street  
Oak Lawn, IL 60453

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Permanent Real Estate Tax No.: 24-15-119-049-0000

Address of Premises: 10520 S. Kostner, Oak Lawn, Illinois 60453

LEGAL DESCRIPTION:

THE SOUTH ONE HUNDRED FEET (S. 100 FT.) OF THE EAST TWO HUNDRED FEET (E. 200 FT) OF LOT THIRTY-FOUR (34) IN LONGWOOD ACRES, BEING A SUBDIVISION OF THE NORTHEAST QUARTER (N.E. 1/4) OF THE EAST HALF (E. 1/2) OF THE NORTHWEST QUARTER (N.W. 1/4) AND THE WEST HALF (W. 1/2) OF THE SOUTHEAST QUARTER (S.E. 1/4) OF SECTION FIFTEEN (15), TOWNSHIP THIRTY SEVEN (37) NORTH, RANGE THIRTEEN (13) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A

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 February 16, 2006,

Signature: Karen R. Dau  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE me by the said Karen Rose Dau this 16th day of February, 2006.  
Notary Public John T. Conroy

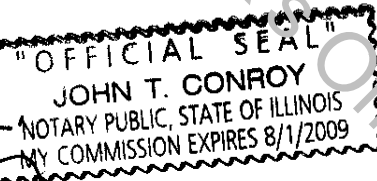


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 16, 2006

Signature: Karen R. Dau  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE me by the said Karen R. Dau this 16th day of February, 2006.  
Notary Public John T. Conroy



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.)