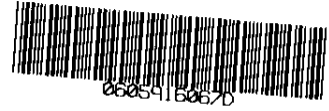


# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST



Doc#: 0605916067 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/28/2006 12:06 PM Pg: 1 of 3

The Grantors, **CHARLES LUTER JOHNSON** and **JEANNE GLADNEY JOHNSON**, husband and wife, of Wilmette, in the County of Cook, State of Illinois, in consideration of the sum of TEN AND NO/100 (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby Convey(s)

and Quit Claim(s) a 50% undivided interest to **CHARLES LUTER JOHNSON AS TRUSTEE OF THE CHARLES LUTER JOHNSON TRUST DATED January 29, 2006**, and a 50% undivided interest to **JEANNE GLADNEY JOHNSON AS TRUSTEE OF THE JEANNE GLADNEY JOHNSON TRUST DATED January 29, 2006**, as tenants in common and not as joint tenants to the following described real estate: (SEE LEGAL DESCRIPTION BELOW)

Permanent Tax I.D. Number: **05-34-205-006-0000**

Address of Real Estate: **715 Washington Avenue, Wilmette, IL 60091**

**TO HAVE AND TO HOLD** the said real estate and appurtenances thereto as provided in said trust and for the following uses:

1. The trustee (or trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof; (b) to sell on any terms, grant options to purchase, contract to sell to convey with or without consideration to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the trustee; (c) to mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans; (d) to dedicate parks, street, highways or alleys, and to vacate any portion of the premises; (e) to lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease; (f) to convey trust property directly to another trustee.

2. Any party dealing with the trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the trust above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the trustee, and is binding upon the beneficiary or beneficiaries under said trust; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding trustee.

3. The interest of each and every beneficiary under said trust and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, powers, rights and duties vested hereby in the respective parties shall inure to and be binding upon their heirs, legal representatives, successors and assigns.

The grantor(s) hereby waive and release any and all rights under the homestead exemption laws of the State of Illinois.

DATED: January 29, 2006.

CHARLES LUTER JOHNSON

JEANNE GLADNEY JOHNSON

Village of Wilmette EXEMPT  
Real Estate Transfer Tax

Exempt - 8089  
JAN 30 2006  
Issue Date

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

The foregoing instrument was acknowledged before me on January 29, 2006 by **CHARLES LUTER JOHNSON** and **JEANNE GLADNEY JOHNSON**, Trustees.



*Patrick Sylvester*  
\_\_\_\_\_  
Notary Public

**LEGAL DESCRIPTION:**

Lot 4 in Block 14 in Dingee's Addition to Wilmette Village a Subdivision of Lot 1 of Wilmette Reservation Northeast ¼ of Section 34, Township 42 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

This transaction exempt pursuant to Sec. 4, paragraph (e) of the Real Estate Transfer Act. Consideration less than \$100.

*Patrick Sylvester*  
\_\_\_\_\_  
Grantor or Agent

**This Document was prepared by SYLVESTER LAW FIRM, PC, 3545 Lake Avenue, Suite 200, Wilmette, IL 60091.**

**Return Recorded Document to:**

Patrick S. Sylvester, Esq.  
SYLVESTER LAW FIRM, PC  
3545 Lake Avenue  
Suite 200  
Wilmette, Illinois 60091

**Send Subsequent Tax Bills to:**

Charles and Jeanne Johnson  
715 Washington Avenue  
Wilmette, Illinois 60091



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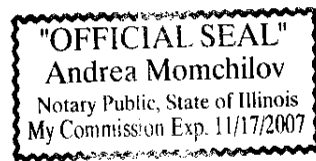
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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 under the laws of the State of Illinois.

Dated: 1/29/06 Patrick Sylvestre  
Grantor or Agent

Subscribed and sworn to before me  
this 27<sup>th</sup> day of January, 2006.

Andrea Momchilov  
Notary Public

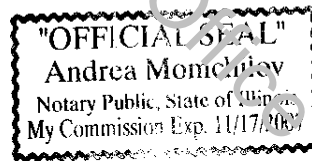


The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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: 1/29/06 Patrick Sylvestre  
Grantor or Agent

Subscribed and sworn to before me  
this 27<sup>th</sup> day of January, 2006.

Andrea Momchilov  
Notary Public



*NOTE: Any person who knowingly submits 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)