

UNOFFICIAL COPY**Deed Prepared By and
Upon Recordation Return to:**

Jay L. Dolgin, Esq.
Dolgin & Fischer, LLC
30 N. LaSalle Street, #4300
Chicago, Illinois 60602

Send Subsequent Tax Bills To:

Stuart Ryder & Kathy Kishner
331 14th Street
Wilmette, Illinois 60091



Doc#: 0607910126 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/20/2006 03:28 PM Pg: 1 of 4

**QUIT CLAIM
DEED IN TRUST**

THIS INDENTURE WITNESSETH, THAT THE GRANTORS, **STUART RYDER** and **KATHY KISHNER, husband and wife, of 331 14th Street, Wilmette, Illinois 60091**, for and in consideration of the sum of **Ten (\$10.00)** Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, **Convey and Quit Claim** unto **STUART RYDER** and **KATHY KISHNER**, not individually but as Co-Trustees under the provisions of a of trust known as the **REVOCABLE LIVING TRUST OF STUART RYDER AND KATHY KISHNER dated February 21, 2006**, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LOT 3 IN RESUBDIVISION OF THE EAST 123 FEET OF LOT 2 (EXCEPT THE SOUTH 74 FEET) IN BLOCK 7 IN VILLAGE OF WILMETTE IN SECTION 33, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 331 14th Street, Wilmette, Illinois 60091
Permanent Index Number: 05-33-405-013

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In addition to all of the powers and authority granted to the trustees by the terms of said declarations of trust, full power and authority is hereby granted to the trustees to improve, manage, protect and subdivide 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 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 real estate or any part thereof 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 trustees to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any

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part thereof, from time to time, in possession or reversion, by leases to commence at the present or in the future, and upon any terms and for any period or periods of time, not exceeding in 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 and to amend, change or modify leases and the 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 options to purchase the whole or any part of the reversion and to contract respecting the manner of 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 or title or interest in or about or easement appurtenant to said real estate or any part thereof, and to deal with said 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 the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the 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 the trustee be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the trustee, or be obliged or privileged to inquire into any of the terms of said declaration of trust and every deed, trust deed, mortgage, lease or other instrument executed by the 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 declaration of trust 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 declaration of trust 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 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, authorities, duties and obligations of their predecessors 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 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.

And said **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.

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IN WITNESS WHEREOF, the GRANTORS aforesaid, **Stuart Ryder** and **Kathy Kishner**, husband and wife, executed this Quit Claim Deed in Trust on this 21st day of February, 2006.


Stuart Ryder


Kathy Kishner

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On this 21st day of February, 2006, I, Linda K. Prato, a Notary Public in and for said County in the State aforesaid, do hereby certify that **Stuart Ryder** and **Kathy Kishner**, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of February, 2006.




Notary Public

Village of Wilmette
Real Estate Transfer Tax
Exempt - 8126
EXEMPT
MAR 16 2006
Issue Date _____

I hereby declare that this transaction is exempt under the provisions of 4E, 44 of the Real Estate Transfer Tax Act.

Dated: 2/21/2006 Signed: Raymond W. Dind

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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: 3/20/06

Signature: *Raymond W. Diehl*
or ~~grantor~~ agent

subscribed and sworn to before me this 20 day
of March, 2006

Linda L. Prato
notary public



The grantee 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: 3/20/06

Signature: *Raymond W. Diehl*
~~grantor~~ or agent

subscribed and sworn to before me this 20 day
of March, 2006

Linda L. Prato
notary public



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 DuPage County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Act)