

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

Exempt under Paragraph e, Section 31-45,  
Real Estate Transfer Act.



Doc#: 0615856103 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/07/2006 11:23 AM Pg: 1 of 4

J. Moore, Jr.  
Date: May 1, 2006

Above space for revenue stamps

Above space for recorder's use only

**THIS INDENTURE WITNESSETH**, That the Grantors, JAMES T. MILLER and CAROL L. MILLER, his wife, of the Village of Norridge, County of Cook and State of Illinois, for consideration of the sum of Ten dollars (\$10.00), in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Convey and Claim unto First Nations Bank, a Illinois Banking Association duly organized and existing under the Illinois Banking Laws, and duly authorized to accept and execute trusts within the State of Illinois, as trustee under the provisions of a certain Trust Agreement, dated the 1<sup>ST</sup> day of May, 2006 and known as Trust Number 1673, the following described real estate in the County of Cook, and State of Illinois, to wit:

LOT 28 IN BLOCK 4 IN FREDRICKSON AND COMPANY'S NORRIDGE MANOR, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Street Address:** 4608 North Ozanam Ave., Norridge, Illinois 60706  
**Grantee's Address:** 7757 West Devon Avenue, Chicago, Illinois 60621  
**PIN:** 12-13-114-028-0000

TO HAVE AND HOLD the said real estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth. Full power and authority is hereby granted to said Trustee 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 resubdivide said real estate 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 to such successor or successors in trust all of title, estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, 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 in the case of any single demise the term or 198 years, and to renew or extend leases upon any term 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 or the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said real estate, 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 said real estate or any part thereof, and to deal with said real estate and every part thereof in all other was 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.

# UNOFFICIAL COPY


In no case shall any party dealing with said Trustee, or any successor in trust, 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 said Trustee, or any successor in trust, be obliged to see 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 authority, 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 other instrument executed by said Trustee or successor in trust in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said county) relying upon or claiming under any such conveyance lease or other instrument, (a) That at the 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 other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust Agreement or in all amendments thereof, if any; and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 have been properly appointed and are fully vested with all the 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 under said Trust Agreement and all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or any 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 real estate is now or hereafter registered, the Registrar of Titles is hereby directed not to note in the certificate of title or duplicate thereof, of memorial, the words "in trust", or "upon condition", or "with limitations", or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor 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.

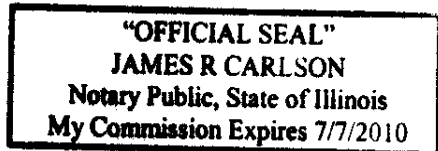
In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 31<sup>st</sup> day of May, 2006.

 (SEAL)  
JAMES T. MILLER

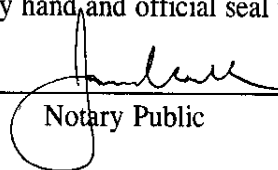
 (SEAL)  
CAROL L. MILLER

State of Illinois }  
                          } ss.  
County of Cook, }

I, JAMES R. CARLSON, a Notary Public in and for said county in the State aforesaid, DO HEREBY CERTIFY that JAMES T. MILLER and CAROL L. MILLER, his wife, 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, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth,



Given under my hand and official seal this 31<sup>st</sup> day of May, 2006

  
Notary Public

Mail to:  
James R. Carlson  
7601 West Montrose  
Norridge, IL 60706-1000

This document was prepared by:  
James R. Carlson  
7601 West Montrose  
Norridge, IL 60706

Send Subsequent Tax Bills to:  
**James T. Miller**  
4608 N. Ozanam Ave.  
Norridge, IL 60706

**UNOFFICIAL COPY**DATE 06/06/06 TS Certificate Number 2006TS-2969

Village of Norridge  
 BUILDING DEPARTMENT  
 4000 NORTH OLCOTT AVENUE  
 NORRIDGE, IL 60706  
 (708) 453-0800

**PRESIDENT**  
 Earl J. Field

**BUILDING COMMISSIONER**  
 Brian M. Gaseor

**REAL ESTATE INSPECTION CERTIFICATE**

A REAL ESTATE INSPECTION CERTIFICATE is hereby issued for the conforming use of the building located in the Village of Norridge, Illinois at:

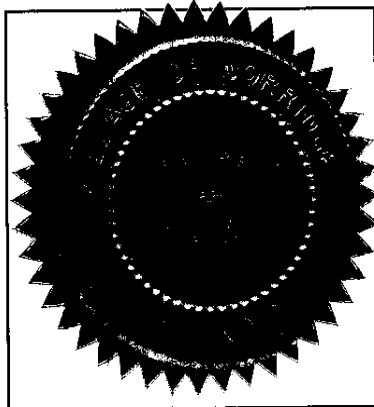
**4608 OZANAM AV**

which the building is now being used or will be used as a **SINGLE FAMILY RESIDENCE**  
 and is located in the **R-1** Zoning District of the Village of Norridge.

This certificate does not authorize any particular use of real estate or of any building. Permitted uses are controlled by the Norridge Zoning Ordinance as may be amended from time to time and by any variations or special uses which might be authorized by the Village. Limitations are also contained in Norridge's Building Code or other Village Ordinances as they may be amended from time to time. If you have any questions about the legality of the use for which you propose to use the building or real estate, contact the Norridge Zoning Administrator at (708) 453-0800.

**IMPORTANT NOTE:**

A new certificate is required for each transfer of property. Any use or change in use of the real estate must be within the uses permitted under the Norridge Zoning Code, the Norridge Building Code and other pertinent ordinances.



Village of Norridge

Building Commissioner

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

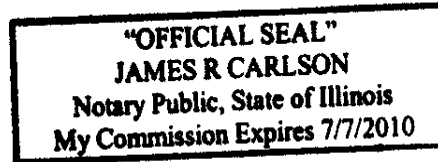
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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: 5/31/06

Signature James Miller  
Grantor or Agent

Subscribed and sworn to before me by the said grantor/agent the date above written.

James Carlson  
Notary Public



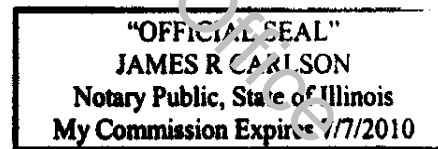
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 5/31/06

Signature Carol J. Miller  
Grantee or Agent

Subscribed and sworn to before me by the said grantee/agent the date above written.

James Carlson  
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 Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)