

# UNOFFICIAL COPY



## DEED IN TRUST

Prepared by:

Debra S. Yale, Esq.  
Sonnenschein Nath & Rosenthal LLP  
8000 Sears Tower  
Chicago, Illinois 60606

Doc#: 0617712153 Fee: \$32.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/28/2006 04:44 PM Pg: 1 of 6

Mail Tax Bills to:

Kathryn R. Pick Revocable Trust  
839 W. Wrightwood Ave.  
Chicago, Illinois 60614

THIS INDENTURE WITNESSETH, That the Grantor, **Kathy Richland Pick**, 839 W. Wrightwood Ave., Chicago, Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, and of other good and valuable consideration, receipt of which is hereby duly acknowledged, Conveys and Quit-claims unto **Kathryn R. Pick and her successors in trust, as Trustee of the Kathryn R. Pick Revocable Trust, dated February 16, 2001, as amended**, all of her right, title and interest in and to the following described real estate in the County of Cook and State of Illinois, to-wit:

Legally described on Exhibit A attached hereto and made a part hereof

Common Address: 839 W. Wrightwood Ave., Chicago, Illinois 60614

Real Estate Tax Permanent Index No.: 14-29-416-023-0000

TO HAVE AND TO 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 the 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 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

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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 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 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 any successor in trust, 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 trusts created by this Indenture and in said Agreement were 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 hereunder, (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, 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 or their predecessor in trust.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 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, the intention hereof being to vest in said Trust the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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In Witness Whereof, the grantor aforesaid has hereunto set her hand this 7 day of May, 2006.

*Kathy Richland Pick*

Kathy Richland Pick

After Recording Mail to:  
**Debra S. Yale, Esq.**  
Sonnenschein Nath & Rosenthal LLP  
8000 Sears Tower, 79th Floor  
Chicago, Illinois 60606

State of Illinois )  
County of Cook ) ss.

I, Mary V. Sarver a Notary Public in and for said County, in the state aforesaid, do hereby certify that **Kathy Richland Pick**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given my hand and notarial seal this 7<sup>th</sup> day of June, 2006.



Mary V. Sarver  
Notary Public  
My commission expires: 08/27/07

EXEMPT UNDER PROVISIONS OF PARAGRAPH e, SECTION 4, REAL ESTATE TRANSFER ACT

Date: June 7, 2006

Peter Flores  
Signature of ~~Buyer~~, ~~Seller~~ or Representative

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## EXHIBIT A

### LEGAL DESCRIPTION

Common Address: 839 W. Wrightwood Ave., Chicago, Illinois 60614

Real Estate Tax Permanent Index No.: 14-29-416-023-0000

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her knowledge, the name of the grantor 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: 6/7/06 Signature: Kathy Richland Pick  
Grantor or Agent

Subscribed and sworn to before me by the said Kathy R. Pick this 7<sup>th</sup> day of June, 2006

Mary V. Sarver  
Notary Public

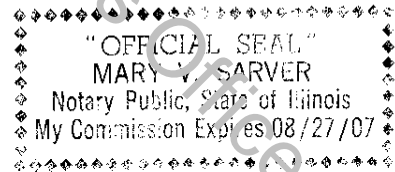


The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: June 7, 2006 Signature: Peter Hove  
Grantee or Agent

Subscribed and sworn to before me by the said Peter Hove this 7<sup>th</sup> day of June, 2006

Mary V. Sarver  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]