

# UNOFFICIAL COPY



Doc#: 0627122038 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/28/2006 10:27 AM Pg: 1 of 4

## DEED IN TRUST

THE GRANTORS, **ROBERT J. CONNER** and **ANDREA B. CONNER**, husband and wife, of the County of Cook, and State of Illinois, for and in consideration of the sum of Ten and no/100ths Dollars (\$10.00), and for other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY and WARRANT unto **ANDREA B. CONNER** and/or **ROBERT J. CONNER**, Co-Trustees of the **ANDREA B. CONNER DECLARATION OF TRUST dated August 28, 2006**, and any amendments thereto, (hereinafter referred to as the "trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 14 IN BLACKMER'S SUBDIVISION OF LOTS 1 TO 6, INCLUSIVE, 23 AND 24, (EXCEPT THE WEST 31 3/10 FEET OF LOTS 6 AND 23 IN BLOCK 7) IN KETTLESTRING'S ADDITION TO HARLEM, A SUBDIVISION OF THE NORTH PART OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: Real estate taxes, and valid easements, covenants, conditions and restrictions of record.

Permanent Real Estate Index Number: 16-07-114-004-0000  
Address of real estate: 1025 Erie Street, Oak Park, Illinois 60302

EXEMPTION APPROVED  
*Andrea Sokol*  
VILLAGE CLERK  
VILLAGE OF OAK PARK

\*\*\*\* THIS DEED WAS PREPARED WITHOUT EXAMINATION OF TITLE AT THE CLIENT'S REQUEST \*\*\*\*

TO HAVE AND TO HOLD the said Property with the appurtenances and upon the trusts and for the uses and purposes set out in this deed, and pursuant to the terms and provisions of said revocable living trust agreement.

Full power and authority are hereby granted to the trustee to improve, manage, protect and subdivide the premises, or any part thereof: to dedicate parks, streets, highways or alleys; to vacate any subdivision, or part thereof, and to resubdivide the premises 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 or to the trustee of any other trust and to grant to such successor or successors in trust, or other trustee, all of the title, estate, powers and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber the premises, or any part thereof; to lease the premises, or any part thereof, from time to time, in possession or reversion, by leases to commence in the present or the future, and upon any terms and for any period or periods of time, 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 the present or future rentals; to partition or to exchange the premises, 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 premises 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 the premises, or to whom the 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 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 trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relationship 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 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 Indenture 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

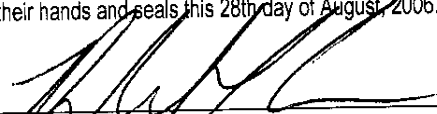
# UNOFFICIAL COPY

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 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 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 the 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.

IN WITNESS WHEREOF, the grantors aforesaid have hereunto set their hands and seals this 28th day of August, 2006.

  
\_\_\_\_\_  
ROBERT J. CONNER

  
\_\_\_\_\_  
ANDREA B. CONNER

State of Illinois, County of DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ROBERT J. CONNER** and **ANDREA B. CONNER** are 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, the 28th day of August, 2006.

  
\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by Kevin J. Huck, 1325 North Main Street, Wheaton, IL 60187-3579

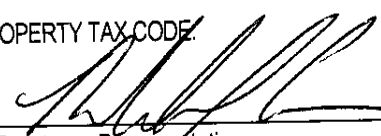


ADDRESS OF GRANTEE (AND)  
SEND SUBSEQUENT TAX BILLS TO:  
Robert J. and Andrea B. Conner  
1025 Erie Street  
Oak Park, Illinois 60302

**MAIL TO:** Kevin J. Huck  
HUCK & BRISKE  
1325 North Main Street  
Wheaton, IL 60187-3579

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45 PROPERTY TAX CODE.

Dated: 28th day of August, 2006.

  
\_\_\_\_\_  
Grantor or Representative

# UNOFFICIAL COPY

EUGENE "GENE" MOORE  
Cook County Recorder of Deeds

## AFFIDAVIT - METES AND BOUNDS

State of Illinois )  
                          ) SS  
County of DuPage )

Document No.:

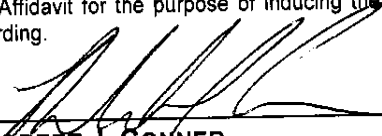
ROBERT J. CONNER and ANDREA B. CONNER, being duly sworn on oath, state that they reside at 1025 Erie Street, Oak Park, Illinois 60302.


That the attached Deed is not in violation of Section 205/1 of Chapter 765 of the Illinois Compiled Statutes for one of the following reasons:

1. THE DIVISION OR SUBDIVISION OF LAND IS INTO PARCELS OR TRACTS OF FIVE ACRES OR MORE IN SIZE, WHICH DOES NOT INVOLVE ANY NEW STREETS OR EASEMENTS OF ACCESS.
2. THE DIVISION IS OF LOTS OR BLOCKS OF LESS THAN ONE ACRE IN ANY RECORDED SUBDIVISION WHICH DOES NOT INVOLVE ANY NEW STREET OR EASEMENTS OF ACCESS.
3. THE SALE OR EXCHANGE OF PARCELS OF LAND BETWEEN OWNERS OF ADJOINING AND CONTIGUOUS LAND.
4. THE CONVEYANCE IS OF PARCELS OF LAND OR INTERESTS THEREIN FOR USE AS RIGHT OF WAY FOR RAILROADS OR OTHER PUBLIC UTILITY FACILITIES, WHICH DOES NOT INVOLVE ANY NEW STREETS OR EASEMENTS OF ACCESS.
5. THE CONVEYANCE IS OF LAND OWNED BY A RAILROAD OR OTHER PUBLIC UTILITY WHICH DOES NOT INVOLVE ANY NEW STREETS OR EASEMENTS OF ACCESS.
6. THE CONVEYANCE IS OF LAND FOR HIGHWAY OR OTHER PUBLIC PURPOSES OR GRANTS OF CONVEYANCES RELATING TO THE DEDICATION OF LAND FOR PUBLIC USE OR INSTRUMENTS RELATING TO THE VACATION OF LAND IMPRESSED WITH A PUBLIC USE.
7. THE CONVEYANCE IS MADE TO CORRECT DESCRIPTION IN PRIOR CONVEYANCES.
8. THE SALE OR EXCHANGE IS OF PARCELS OR TRACTS OF LAND FOLLOWING THE DIVISION INTO NO MORE THAN TWO PARTS OF A PARTICULAR PARCEL OR TRACT OF LAND EXISTING ON JULY 17, 1959 AND NOT INVOLVING ANY NEW STREETS OR EASEMENTS OF ACCESS.
9. THE SALE IS OF A SINGLE LOT OF LESS THAN FIVE ACRES FROM A LARGER TRACT, THE DIMENSIONS AND CONFIGURATIONS OF SAID LARGER TRACT HAVING BEEN DETERMINED BY THE DIMENSIONS AND CONFIGURATION OF SAID LARGER TRACT ON OCTOBER 1, 1973, AND NO SALE, PRIOR TO THIS SALE, OR ANY LOT OR LOTS FROM SAID LARGER TRACT HAVING TAKEN PLACE SINCE OCTOBER 1, 1973 AND A SURVEY OF SAID SINGLE LOT HAVING BEEN MADE BY A REGISTERED LAND SURVEYOR.

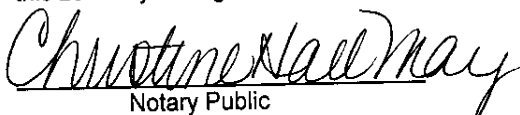
10. THIS CONVEYANCE IS OF LAND DESCRIBED IN THE SAME MANNER AS TITLE WAS TAKEN BY GRANTOR(S).

Affiant further states that they make this Affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached Deed for recording.

  
 \_\_\_\_\_  
 ROBERT J. CONNER

  
 \_\_\_\_\_  
 ANDREA B. CONNER

Subscribed and Sworn To Before Me  
this 28<sup>TH</sup> day of August, 2006.

  
Notary Public



### 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 and hold title to real estate under the laws of the State of Illinois.

Dated: August 28, 2006

Signature: *Christine Hall May*  
Grantor or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_  
this 28<sup>th</sup> day of August  
2006.

*Christine Hall May*

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: August 28, 2006

Signature: *Christine Hall May*  
Grantee or Agent

Subscribed and sworn to before me by the  
said \_\_\_\_\_  
this 28<sup>th</sup> day of August  
2006.

*Christine Hall May*

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]