

# UNOFFICIAL COPY

## Quit Claim Deed In Trust



Doc#: 0634944109 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/15/2008 04:39 PM Pg: 1 of 4

(The above space for recorder's use only)

The Grantors, JOHN H. MORRISON and BARBARA B. MORRISON, husband and wife, of Evanston, County of Cook, State of Illinois, in consideration of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, convey and quit claim an undivided one-half interest in all the right, title and interest of the Grantors in the following described real estate to JOHN H. MORRISON trustee of the JOHN H. MORRISON TRUST, DATED FEBRUARY 5, 1985, and also convey and quit claim an undivided one-half interest in all the right, title and interest of the Grantors in the following described real estate to BARBARA B. MORRISON, trustee of the BARBARA B. MORRISON TRUST, DATED FEBRUARY 5, 1985, (hereinafter referred to in each case as "said trustee" regardless of the number of trustees,) and unto all and every successor or successors in trust under each said trust agreement. The real estate conveyed and quit claimed by the Grantor is located in Cook County, Illinois and is described as follows:

### LEGAL DESCRIPTION

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH e, SECTION 45  
REAL ESTATE TRANSFER TAX ACT

EXEMPTION

*Mary P. Davis*

CITY CLERK

LOTS 1 AND 2 IN WEST ~~WENDELL~~ ~~WENDELL~~ RIGHTS, BEING A SUBDIVISION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED July 19, 1951 AS DOCUMENT 15126815, IN COOK COUNTY, ILLINOIS,

Address: 2550 Princeton, Evanston, IL 60201  
Permanent Property Index Nos.: 10-10-200-031-0000 and 10-10-200-032-0000

TO HAVE AND TO HOLD the said property upon the trusts and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said property or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to 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 property 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

EXEMPT UNDER PROVISIONS OF  
PARAGRAPH e, SECTION 45  
REAL ESTATE TRANSFER TAX ACT

*Gene A. Moore*  
City Clerk, Representative

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otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence *in praesenti* or *in futuro*, 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, title or interest in or about or easement appurtenant to said property 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 said trustee in relation to said property, or to whom said property or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said property, 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 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 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 instruments, (a) that at the time of the 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 some amendment thereof and binding upon all beneficiaries thereunder; (c) that said 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 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 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.

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If the title to any to the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitation," or words of similar import, in accordance with the statute in such case made and provided.

The said grantors hereby expressly waive and release any right or benefit pursuant to said statutes of the State of Illinois providing for the exemption of homestead from sale on execution or otherwise.

Signed and sealed this 26<sup>th</sup> day of October 2006.

John H. Morrison  
John H. Morrison

Barbara B. Morrison  
Barbara B. Morrison

STATE OF ILLINOIS        )  
  ) ss  
COUNTY OF COOK        )

I, a notary public for this county and state, certify that JOHN H. MORRISON and BARBARA B. MORRISON, known to me to be the persons who executed the foregoing instrument, appeared before me this day in person and acknowledged that they executed this instrument as their free and voluntary act.

Witness my hand and official seal this 26 day of October, 2006.



Stephanie R. Murray  
Notary Public

This instrument was prepared by Bernard T. Wall, Harrison & Held, LLP, 333 West Wacker Drive, Suite 950, Chicago, Illinois 60602

Mail to:  
Bernard T. Wall  
Harrison & Held, LLP  
333 West Wacker Drive  
Suite 950  
Chicago, IL 60606

Mail Subsequent Tax Bills to:  
John H. Morrison, Trustee  
~~2717 Lincoln Street~~ 2550 Princeton Ave.  
Evanston, IL 60201 - 4941

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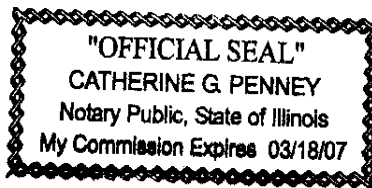
## STATEMENT BY GRANTOR AND GRANTEE

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: Dec. 12, 2006

Signature: *[Signature]*  
Grantor or Agent

Subscribed and sworn to before me this 12 day of December, 2006



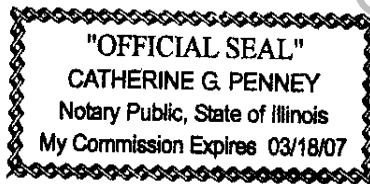
*[Signature]*  
Notary Public

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: Dec 12, 2006

Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me this 12 day of December, 2006



*[Signature]*  
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.]