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Quit Claim Deed (Individual to Trust)



Doc#: 0701144040 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/11/2007 12:24 PM Pg: 1 of 3

The Grantor(s), Josephine Lapinskas, A Widow, of 10350 S. Oakley Chicago, Il 60643 for and in consideration of One Dollars (\$1.00) and other good and valuable consideration in hand paid, do/does hereby Convey and Quit Claim unto the Grantee(s), Josephine Lapinskas, as Trustee of the Josephine Lapinskas Revocable Trust dated January 8th 2007 the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Legal Description

Permanent Index Number: 25-18-101-025

Commonly Known As: 10350 S. Oakley Chicago, Il 60643

And the said Grantor(s) hereby expressly waive(s) and release(s) 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 Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 8th Day of January, 2007.

Josephine Lapinskas
Josephine Lapinskas

State of Illinois)
County of Cook)

Exempt Under Provisions of Paragraph "E"
Section 4. Real Estate Transfer Act.
Date: 1/10/07
[Signature]
Signature of Buyer, Seller or Representative

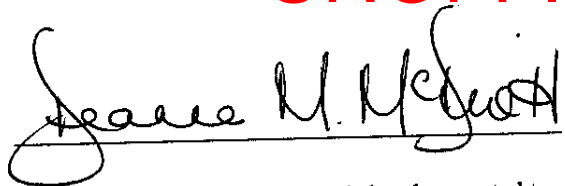
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Josephine Lapinskas is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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, this 8th Day of January, 2007.

My Commission expires



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 Notary Public

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, to vacate any subdivision or any 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 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 lease 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 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 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 easements 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 specifies, 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 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 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 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 trust, 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, 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.

LEGAL DESCRIPTION: LOT 19 IN BLOCK 1 IN O. RUETER AND COMPANY'S BEVERLY HILLS SECOND ADDITION, BEING A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

This instrument was prepared by: Richard Shopiro, Sulzer & Shopiro, Ltd. 10 S. LaSalle #3505 Chicago, Il 60603

MAIL TO: Richard Shopiro, Sulzer & Shopiro, Ltd. 10 S. LaSalle #3505 Chicago, Il 60603

SEND SUBSEQUENT TAX BILLS TO: Josephine Lapinskas 10350 S. Oakley Chicago, Il 60643

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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 of Assignment of Beneficial Interest in 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 1/10, 20 07

Signature: _____

[Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said

This 10, day of Jan, 2007

Notary Public *[Handwritten Signature]*



The **Grantee** or his Agent affirms and verifies that 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.

Date 1/10, 20 07

Signature: _____

[Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said

This 10, day of Jan, 2007

Notary Public *[Handwritten Signature]*



Note: Any person who knowingly submits a false statement concerning the identity of **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.)