

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST



Doc#: 0701149001 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/11/2007 08:54 AM Pg: 1 of 4

The above space is for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, **JAMES J. DONOVAN, widowed and not since remarried**, of the County of Cook and State of Illinois for and in consideration of TEN and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand, paid, Conveys and Quit Claims unto PARKWAY BANK AND TRUST COMPANY, 4800 N. Harlem Avenue, Harwood Heights, Illinois 60706, an Illinois banking corporation, its successor or successors, as Trustee under the provisions of a trust agreement dated the 5th of January 2007, known as Trust Number 14306, the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 41 IN BLOCK 8 IN SUNNYSIDE ADDITION TO JEFFERSON PARK, A SUBDIVISION OF THAT PART OF LOT 5 AND THE SOUTH HALF OF LOT 4 LYING NORTH EAST OF MILWAUKEE AVENUE ALSO PART OF LOT 2 LYING SOUTHWEST OF THE RAILROAD OF SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 5029 West Windsor Avenue, Chicago, Illinois 60630

Permanent Index Number: 13-16-218-025-0000

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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 premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to re-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 premises or any part thereof to a successor or successors in trust and to grant 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 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 futuro, and upon any terms and for any period or periods of time not exceeding 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

4/4

UNOFFICIAL COPY

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 option 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 premises 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 premises, or to whom said premises 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 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 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 instrument, (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 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.

And the 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 Grantor of aforesaid has hereunto set his hand and seal this 5th day of January, 2007.

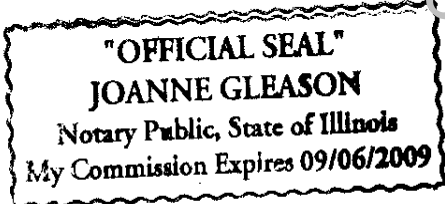

JAMES J. DONOVAN

UNOFFICIAL COPY

THIS INSTRUMENT WAS PREPARED BY: Joanne Gleason, Attorney at Law, 1523 North Walnut Avenue, Arlington Heights, Illinois 60004 (847) 670-8370

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, do hereby certify that JAMES J. DONOVAN, widowed and not since remarried, personally known to me to be the same person who name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument at his 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 notarial seal this 5th day of January, 2007

Joanne Gleason

Notary Public
Commission Expiration: 9/6/2009

MAIL TO:

PARKWAY BANK AND TRUST COMPANY
4800 NORTH HARLEM AVENUE
HARWOOD HEIGHTS, ILLINOIS 60706

SEND SUBSEQUENT TAX BILLS:

5029 West Windsor Avenue
Chicago, IL 60636

*Exempt under Real Estate Transfer Tax Act, Section 4,
Paragraph E and Cook County Ordinance 96104
Paragraph E-8.*

*Joanne Gleason
Attorney for Grantor/Grantee 1-5-2007*

UNOFFICIAL COPY

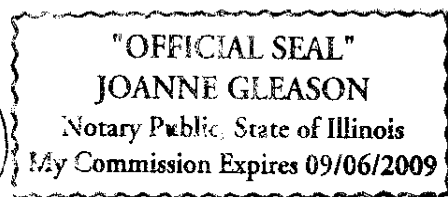
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his/her agent certifies that, to the best of his/her 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: January 5, 2007

Signature: *Megan Dwyer*
Grantor's Agent

Subscribed and sworn to before me by
Grantor's Agent this 5th day of January, 2007.



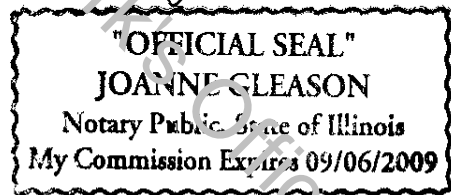
Notary Public: *Joanne Gleason*

The Grantee or his/her agent certifies that, to the best of his/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: January 5, 2007

Signature: *Megan Dwyer*
Grantee's Agent

Subscribed and sworn to before me by
Grantee's Agent this 5th day of January, 2007.



Notary Public: *Joanne Gleason*

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantor/grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to deed or 451 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]