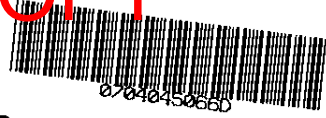


# UNOFFICIAL COPY



Doc#: 0704045066 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/09/2007 01:46 PM Pg: 1 of 3

## DEED IN TRUST

**THE GRANTORS, FRANK C. GRIFFIN AND CARMEN GRIFFIN, HIS WIFE, AS JOINT TENANTS** of 15300 Las Flores Street, the Village of Oak Forest, County of Cook, State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS in hand paid, **CONVEYS AND QUIT CLAIMS to Frank C. Griffin and Carmen Griffin Co-Trustees** under the terms and provisions of a certain **Trust Agreement Dated February 5, 2007 and known as The Griffin Family Declaration of Trust**, of 15300 Las Flores St., Illinois, and to any and all successors as Trustees Appointed under said Agreement or who may be legally appointed.

The following described real estate, situated in the County of Cook, State of Illinois to wit:

Lot 20 in Block 12 in First Addition to Medema's El Vista Gardens, being a subdivision of part of the North West quarter of Section 17, Township 36 North, Range 13, East of the Third Principal Meridian, Cook County, Illinois.  
Exempt under provisions of Paragraph (E),  
Section 4, Real Estate Transfer Tax Act.

Parcel Number: 28-17-109-020-0000

Address of Property: 15300 Las Flores Street, Oak Forest, Illinois 60452

2/5/07 Mareen A. Costelloe  
Date Buyer, Seller or Representative

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, and or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust,

# UNOFFICIAL COPY

that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition" or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors do hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 5<sup>th</sup> day of February, 20 07.

Frank C. Griffin  
Frank C. Griffin

Carmen Griffin  
Carmen Griffin

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 **Frank C. Griffin and Carmen Griffin** are the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

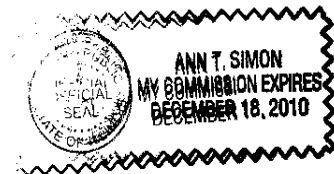
Given under my hand and official seal this 5<sup>th</sup> day of FEBRUARY, 2007.

Commission expires \_\_\_\_\_  
A T S  
Notary Public

Prepared by: Noreen A. Costelloe, 1100 Jorie Blvd., #270  
Oak Brook, IL 60523

Mail to: Noreen A. Costelloe, 1100 Jorie Blvd. #270  
Oak Brook, IL 60523

TAX BILLS TO: Mr. & Mrs. Frank C. Griffin  
15300 Las Flores Street  
Oak Forest, IL 60452



# UNOFFICIAL COPY

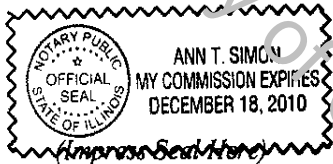
## STATEMENT BY GRANTOR AND GRANTEE

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.

Date: FEB 5, 2007

Signature: *Noreen R. Costelloe*  
Grantor or Agent

SUBSCRIBED and SWORN to before me on . 2/5/07



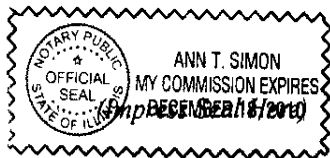
*A T S*  
Notary Public

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.

Date: FEB 5, 2007

Signature: *Noreen R. Costelloe*  
Grantee or Agent

SUBSCRIBED and SWORN to before me on . 2/5/07



*A T S*  
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 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 Act.]