

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)



Doc#: 0704734015 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/16/2007 08:48 AM Pg: 1 of 3

THE GRANTOR, Eleanor M. Peterson, a widow and not remarried, of 4342 Fishermans Terrace, Lyons, Illinois 60534. of the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, Conveys and QUITCLAIMS unto Eleanor M. Peterson, 4342 Fishermans Terrace, Lyons, Illinois 60534 and Linda Martinec, 465 S. Main Street, Lombard, Illinois 60148, as Co-Trustees under Revocable Trust Agreement dated the 31st day of January, 2007, (hereinafter referred to as "said trustee,") 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:

South 49.5 feet of Lot Fourteen (14) in Meyer's River Highlands Subdivision of the North Half (1/2) of the North Half (1/2) of the South west Quarter (1/4) of Section 1, Township 38 North, Range 12, East of the Third Principal Meridian.

Permanent Real Estate Index Number(s): 18-01-306-025-0000

Address(es) of real estate: 4342 Fishermans Terrace, Lyons, Illinois 60534

Exempt under provision of paragraph (e), Section 4, of the Real Estate Transfer Act.

Christine Tani

Christine Tani

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses 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 premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide 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 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 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 renew

UNOFFICIAL COPY

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 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 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.

Dated this 31st day of January, 2007

_____(SEAL)
Eleanor M. Peterson

STATE OF ILLINOIS)
) ss.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Eleanor M. Peterson personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 31st day of January, 2007.

Commission expires _____, 20__

Christine Tani

Notary Public



Prepared by and return to: Christine K. Tani, 402 E. Roosevelt Road, Ste. 206, Wheaton, IL 60187

Send tax bills to Linda Martinec, 465 S. Main Street, Lombard, IL 60148

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 title to real estate under the laws of the State of Illinois.

Dated 2-1-07, 2007

Signature: Christene Tam *attorney*
Grantor or Agent

Subscribed and sworn to before me

by the said

this 7 day of Feb, 2007

Notary Public Michelle Yanoff



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 law of the State of Illinois.

Dated 2-7, 2007

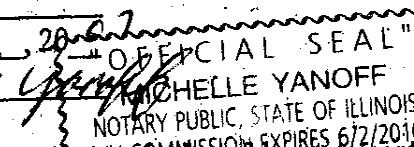
Signature: Christene Tam *attorney*
Grantee or Agent

Subscribed and sworn to before me

by the said

this 7 day of Feb, 2007

Notary Public Michelle Yanoff



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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)