

# UNOFFICIAL COPY



Doc#: 0706509067 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/06/2007 12:36 PM Pg: 1 of 3



## QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor(s), Annette Jeter,  
of the County of Cook and State of Illinois, for and in consideration of 10 dollars, and other  
good and valuable considerations to hand paid, Convey(s) and Quitclaim(s) unto ATG TRUST COMPANY, an Illinois  
Corporation, One South Wacker Drive, 24<sup>th</sup> Floor, Chicago, Illinois 60606-4654, its successor or successors, as Trustee under a  
trust agreement dated 1996 day of December, 2006, known as Trust Number L008-145,  
the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 13 IN BLOCK 3 IN WALKER & ARMOUR'S ADDITION TO CHICAGO, A SUBDIVISION OF BLOCKS 7 AND 8 IN THE  
SUBDIVISION OF THE SOUTH 45 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39  
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 16-13-325-031-0000

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the  
trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part thereof; to  
dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange,  
or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration;  
to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber  
the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute  
renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or  
modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and  
to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to  
execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges  
of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any  
part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways  
above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or part thereof shall be  
conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money,  
rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or  
be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of  
the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation  
to the 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 herein and by the trust agreement was in full force

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and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (c) that the 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, her, or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

If the title to any of 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 limitations," or words of similar import, in accordance with the statute in such case made and provided.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this 3 day of January, 2007.

Annette Jeter (Seal) \_\_\_\_\_ (Seal)  
\_\_\_\_\_  
(Seal) \_\_\_\_\_ (Seal)

STATE OF ILLINOIS )  
COUNTY OF Cook ) SS

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Annette Jeter

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 a release and waiver of the right of homestead.



Given under my hand and Notary Seal this 3rd day of January, 2007.  
Serina Smith  
Notary Public

**Mail this recorded instrument to:**  
Land Trust Department  
ATG Trust Company  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606

**Mail future tax bills to:**  
Land Trust Department  
ATG Trust Company  
1 S. Wacker Dr., Ste. 2400  
Chicago, IL 60606

**This instrument prepared by:**  
Roderick D. Thomas  
Roderick D. Thomas, P.C.  
4451 Harrison St., Ste. 506  
Hillside, IL 60162



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## STATEMENT BY GRANTOR AND GRANTEE

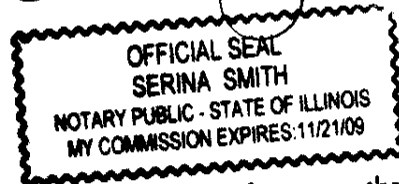
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a. natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 January 3, 2007

Signature: *Annette Peters*  
Grantor or Agent

Subscribed and sworn to before me

By the said Annette Peters  
This 3rd day of January, 2007.  
Notary Public Serina Smith



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

Date January 3, 2007

Signature: *Annette Peters*  
Grantee or Agent

Subscribed and sworn to before me

By the said \_\_\_\_\_  
This 3rd day of January, 2007.  
Notary Public Serina Smith



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.)