

# UNOFFICIAL COPY



Doc#: 0708157061 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/22/2007 10:52 AM Pg: 1 of 4

## DEED IN TRUST

(The above space for Recorder's use only)

THIS INDENTURE, WITNESSETH, THAT THE GRANTOR, MARGARET F. LARSON, a widow and not since remarried, of Chicago, 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 Warrants unto MARGARET F. LARSON, of 4624 N. Commons Dr., #101E, Chicago, IL 60656, as TRUSTEE under the provisions of a trust agreement dated the 7 day of DECEMBER, 2006, known as the MARGARET F. LARSON DECLARATION OF TRUST, the following described real estate in the County of Cook and State of Illinois, to wit:

See attached Legal Description

Common Address: 4624 N. Commons Dr., Unit 101E, Chicago, IL 60656  
P.I.N. 12-14-112-025-1001

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in such 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 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 99 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 provision 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 property, or any part thereof, for other real or personal property, to grant easements or changes 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

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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.

And the said 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.

DATED this 7 day of DECEMBER, 2006.

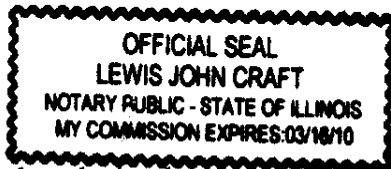
Please print or type

Names(s) \_\_\_\_\_ (SEAL) Margaret Larson (SEAL)  
below MARGARET F. LARSON  
signature(s)

STATE OF ILLINOIS, COUNTY OF DUPAGE. I the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MARGARET F. LARSON, a widow and not since remarried, personally known to me to be 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 7 of DECEMBER, 2006.

My commission expires:



Lewis John Craft  
Notary Public

This instrument prepared by the undersigned  
Lewis John Craft & Associates  
250 E. St. Charles Rd., Villa Park, IL 60181

For information only, insert address of property  
4624 N. Commons Dr., Unit 101E  
Chicago, IL 60656

Send Subsequent tax bill to: Margaret F. Larson, Trustee, 4624 N. Commons Dr., #101E, Chicago, IL 60656

Mail to: Lewis John Craft & Associates  
250 E. St. Charles Rd  
Villa Park, IL 60181  
630/834-3555



City of Chicago



Real Estate

Dept. of Revenue

Transfer Stamp

485890

\$0.00

01/05/2007 08:27 Batch 03184 4

Exempt under provisions of Paragraph 5  
Section 31-45, Property Tax Code.

12-7-2006 Lewis John Craft  
Date Buyer, Seller, or Representative

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## Legal Description:

### Item 1:

Unit 101-E as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 25th day of January, 1980 as Document Number 3142538 with an undivided 0.4541% interest (except the Units delineated and described in said survey) in and to the following Described Premises:

### Item 2:

That part of the Northwest Quarter (1/4) of Section 14, Township 40 North, Range 12, East of the Third Principal Meridian, described as follows: Beginning at a point on a line 585.02 feet West of and parallel with the East Line of said Northwest Quarter (1/4), said point being 131.26 feet South of the South Line of West Leland Avenue as per Plat of Dedication registered in the Office of the Registrar of Titles of Cook County, Illinois, as Document Number 2191649; thence West along a line parallel with the South Line of said West Leland Avenue, 28.24 feet; thence Southwesterly along a line which forms an angle of 135 degrees, 49 minutes, 55 seconds, with the last described line (measured from East to South to Southwest) a distance of 14.34 feet; thence South parallel with the East Line of North Maria Court as per Plat of Schorsch Forest View Unit 12 and registered in the Office of the Registrar of Titles of Cook County, Illinois, as Document Number 2680138, 178.0 feet; thence Southeasterly along a line which forms an angle of 134 degrees, 54 minutes, 54 seconds with the last described line (measured from North to East to Southeast) a distance of 14.12 feet; thence East parallel with the South Line of said West Leland Avenue 29.46 feet to the West Line of the East 585.02 feet of said Northwest Quarter (1/4); thence North along said West Line to the point of beginning. ALSO The West 219.98 feet of LOT TWO (measured along the North and South Lines of Lot 2) (excepting therefrom the North 100.04 feet thereof) (as measured on the East and West Line of Lot 2) in Schorsch Forest View Shopping Center, being a Subdivision in the East 535.0 feet of the North 1005.0 feet of the East Half (1/2) of the Northwest Quarter (1/4) (as measured along the North and East Lines thereof) of Fractional Section 14, Township 40 North, Range 12, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on September 24, 1957, as Document Number 1760355. ALSO the South 459.98 feet of the North 1005.0 feet (measured along the East and West Lines) of the West 50.02 feet of the East 585.02 feet (measured along the

North and South Lines) of the East Half (1/2) of the Northwest Quarter (1/4) of Fractional Section 14, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 12-14-112-025-1001  
Commonly known as: 4624 N. Commons Dr., Unit 101E,  
Chicago, IL 60656

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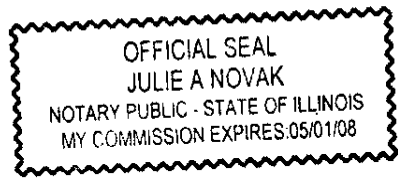
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 12-7-06, ~~19~~

Signature: *Lewis John Craft*  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 7<sup>th</sup> day of December, ~~2006~~.



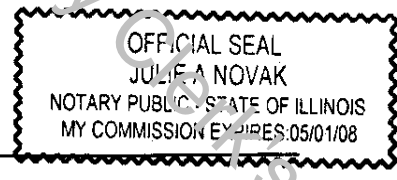
Notary Public Julie A. Novak

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.

Dated 12-7-06, ~~19~~

Signature: *Lewis John Craft*  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 7<sup>th</sup> day of December, ~~2006~~.



Notary Public Julie A. Novak

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.

(Attach 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.)