

# UNOFFICIAL COPY

## DEED IN TRUST



Doc#: 0711022010 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/20/2007 10:22 AM Pg: 1 of 3

The Grantor, **MARGARET CALLAGHAN**, a divorced woman who has not since remarried, of the County of **Cook**, and State of **Illinois**, for and in consideration of **TEN (\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS IN HAND PAID, CONVEYS AND WARRANTS UNTO MARGARET M. CALLAGHAN**, as trustee under the provisions of a trust agreement dated 3/2/07, and known as the **MARGARET M. CALLAGHAN TRUST**, whose present address is 7243 W. Madison, #402, Forest Park, Illinois 60130 and unto all and every successor or successor in trust under said trust agreement, the following described real estate in the County of **Cook** and State of **Illinois** to wit:

**PARCEL 1: UNIT NUMBER 402 IN THE MADISON COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

A PART OF LOTS 9, 10, 11, 12, 13 AND 14 IN BLOCKS 3 IN C. AND J. SCHLUND'S SUBDIVISION OF BLOCKS 25, 26, 27, 38 AND 39 OF RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0511518080; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

**PARCEL 2: THE RIGHT TO THE USE OF PARKING SPACE P-80 AND P-91, A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.**

**PERMANENT INDEX NUMBER: 15-12-435-024-0000, 15-12-435-025-0000, 15-12-435-026-0000 and 15-12-435-027-0000**  
Affects Unit 402 and other property

**FOR RECORDER'S INDEX PURPOSES, INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE: 7243 Madison Street, Unit 402, Forest Park, Illinois 60130**

**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 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 successor in trust and to grant to such successor or successor 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 a 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 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 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 consideration 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 the 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 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 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


59  
A 20  
M 20  
C 30

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other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successor 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 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.

IN WITNESS WHEREOF, the Grantor aforesaid has hereunto set his/her hand and seal this 21 day of MARCH, 2007.

  
Margaret Callaghan, Grantor (SEAL)

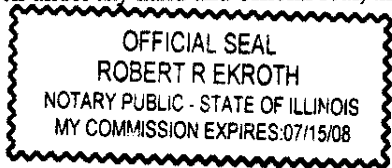
Exempt under the provisions of §(e) of the "Real Estate Transfer Tax Act" (35 ILCS 200/3.1-5).

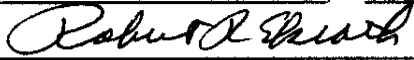
3/21/07  
Date Robert R Ekroth  
Buyer, Seller or Representative

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, 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 he/she signed, sealed and delivered the said instrument as his/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 21<sup>st</sup> day of March, 2007.



  
Notary Public

My commission expires 7-15-08

**THIS INSTRUMENT PREPARED BY:** Robert R. Ekroth  
EKROTH & OSBORNE, LTD.  
15 Salt Creek Lane, Suite 122  
Hinsdale, IL 60521

**MAIL RECORDED DEED TO:**  
Robert R. Ekroth  
EKROTH & OSBORNE, LTD.  
15 Salt Creek Lane, Suite 122  
Hinsdale, IL 60521

**SEND SUBSEQUENT TAX BILLS TO:**  
Margaret Callaghan  
7243 Madison St.  
Unit 402  
Forest Park, Illinois 60130



**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 3/21/07Signature *Robert R. Ekroth*  
Grantor or Agent

Subscribed and sworn to before me  
by the said Robert R. Ekroth, Attorney for Grantor  
this 21st day of March, 2007.  
Notary Public *Peggy J. Nordentoft*

OFFICIAL SEAL  
PEGGY J NORDENTOFT  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES:02/11/11

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.

Dated 3/21/07Signature *Robert R. Ekroth*  
Grantee or Agent

Subscribed and sworn to before me  
by the said Robert R. Ekroth, Attorney for Grantee  
this 21st day of March, 2007.  
Notary Public *Peggy J. Nordentoft*

OFFICIAL SEAL  
PEGGY J NORDENTOFT  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES:02/11/11

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.)