

UNOFFICIAL COPY



DEED IN TRUST (ILLINOIS)

Doc#: 0713610056 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/16/2007 11:59 AM Pg: 1 of 4

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR(S)

Shirley A. Kelly, a widow, of 4424 N. Racine, Unit 1N, in the City of Chicago, in the County of Cook and State of Illinois for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable considerations in hand paid, Conveys and Quit Claims unto

Shirley A. Kelly Land Trust No. 2007-4424 dated 5/3, 2007
c/o Shirley A. Kelly, Trustee
4424 N. Racine, Unit 1N
Chicago, Illinois 60640

as Trustee under the provisions of a trust agreement dated the 31st day of May, 2007 and known as the Shirley A. Kelly Land Trust No. 2007-4424 (hereinafter referred to as "said trustee," regardless of the number of trustees,) 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:

**UNIT 4424-1 AND THE PERPETUAL AND EXCLUSIVE USE OF LIMITED COMMON ELEMENT PARKING SPACE G-3, OF LABELLE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:
LOT 7 (EXCEPT THE NORTH 40 FEET) AND THE NORTH 47 FEET OF LOT 8 IN THE SUBDIVISION OF THE EAST 199 FEET OF THE SOUTH ¼ OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 98222967, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

Commonly known as: 4424 N. Racine, Unit 1N, Chicago, Illinois 60640
P.I.N. No. 14-17-125-015 (underlying PIN)

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; or execute grants of options to purchase, to execute contracts 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 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

UNOFFICIAL COPY

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 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 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, hers, or their predecessor in trust.

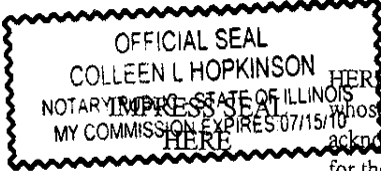
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 grantors hereby expressly waive and release any and all right of 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 grantors aforesaid have hereunto set their hands and seals this 31st day of May, 2007.

Shirley A. Kelly (SEAL)
Shirley A. Kelly

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 **Sharon L. Hannon** personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as 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 May, 2007.

Commission expires 7-15-10

Colleen L. Hopkinson
NOTARY PUBLIC

This instrument was prepared by Loftus & Loftus, Ltd., 646 Busse Highway, Park Ridge, IL 60068.

MAIL TO :
Box 172

SEND SUBSEQUENT TAX BILLS TO:
Sharon L. Hannon, trustee
6301 N. Kildare
Chicago, Illinois

UNOFFICIAL COPY

* Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub par. E
and Cook County Ord. 93-0-27 par. E.

5/3/07
Date

Shirley Kelly
Buyer, Seller, or Representative

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT OF GRANTOR AND GRANTEE

The Grantor or his/her agent affirms that, to the best of his/her 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 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.

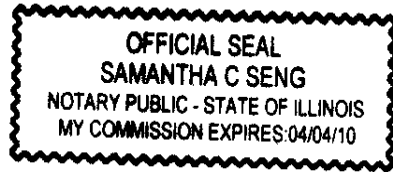
DATED: 5/3, 2007

Colleen J. Holleran as agent for
GRANTOR OR AGENT *Shirley A. Kelly*

GRANTOR OR AGENT

SUBSCRIBED AND SWORN to me by the said Grantor this 3rd day of May, 2007.

Samantha C Seng
NOTARY PUBLIC



The Grantee or his/her agent affirms and verifies that the name of the Grantor 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 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.

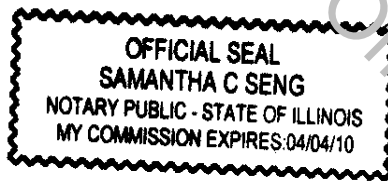
DATED: 5/3, 2007

Colleen J. Holleran as agent for
GRANTEE OR AGENT *Shirley A. Kelly*

GRANTEE OR AGENT

SUBSCRIBED AND SWORN to me by the said Grantor this 3rd day of May, 2007.

Samantha C Seng
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 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.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS