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DEED IN TRUST ILLINOIS

Doc#: 0714334083 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/23/2007 01:31 PM Pg: 1 of 4

THE GRANTORS, Joseph F. Hammer III and Maria C. Novi-Hammer, Husband and Wife, of the City of Glenview, County of Cook and State of Illinois, for the consideration of Ten and 00/100 (\$10.00) DOLLARS, and other valuable consideration in hand paid,

CONVEY and QUIT CLAIM to

SELF AND TRUST

the Maria Hammer Declaration of Trust dated July 1, 2000, as amended, whose address is 3631 Ari Lane, Glenview, Illinois 60025, all of their right, title and interest in the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

Lot 31 in the Plat of Resubdivision "A" of Lots 24 through 36, inclusive, in Phase 1 of Willowridge Estates, a Subdivision in the Southwest 1/4 of Section 21, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 04-21-301-091-0000

Address of Real Estate: 3631 Ari Lane, Glenview, IL 60025

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreement set forth.

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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, street, 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 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 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 such 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 trust, 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.

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DATED this 23rd day of May, 2007

Joseph F. Hammer III (SEAL)
Joseph F. Hammer III

Maria C. Novi-Hammer (SEAL)
Maria C. Novi-Hammer

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 Joseph F. Hammer III and Maria C. Novi-Hammer, Husband and Wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 23rd day of May, 2007

Notary Public
[Signature]



This Transaction exempt pursuant to 35 ILCS 200/31-45 paragraph (c)

Agency

Proposed By and Return To:

Mail Tax Bill To:

222 S. Riverside Plaza
Suite 2100
Chicago, IL 60606
312-648-2300

3011 Arden

Gerald M. Newman

Glenview, IL 60025

Maria Hammer, trustee

Notary Public of Cook County Clerk's Office

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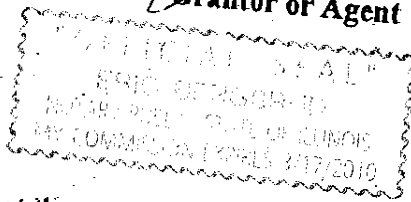
STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the 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 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: 5/23, 2007

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said Eric Bergsted this 23 day of MAY, 2007
Notary Public [Signature]

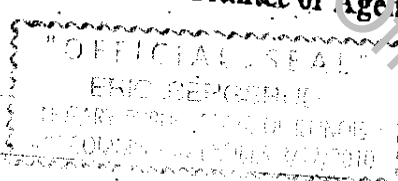


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 5/23, 2007

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said Eric Bergsted this 23 day of MAY, 2007
Notary Public [Signature]



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.)