

DEED IN TRUST  
(ILLINOIS)



Doc#: 0714546000 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/25/2007 08:39 AM Pg: 1 of 3

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.

THE GRANTOR S,  
EUGENE CASTON and GEORGIA M. CASTON, his wife, Above Space for Recorder's use only  
of the County of COOK and State of Illinois for and in consideration of TEN and 00/100  
(\$10.00) DOLLARS, and other good and valuable considerations in hand paid, Convey \_\_\_\_\_ and

~~WARRANTY~~ \_\_\_\_\_/QUIT CLAIM \_\_\_\_\_)\* unto EUGENE CASTON and GEORGIA M. CASTON  
10113 So. Wood St.  
Chicago, IL. 60643-2013

(Name and Address of Grantee)

co  
as/Trustees under the provisions of a trust agreement dated the 23rd day of May, 2007,  
and known as Trust Number 52307 (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:

LOT 13 (EXCEPT THE EAST 25 FEET) AND THE NORTH 15 FEET OF LOT 14 (EXCEPT THE EAST 25 FEET)  
IN BRIGHAM'S RESUBDIVISION OF LOTS 43 TO 54 IN PURPLE'S SUBDIVISION OF LOTS 8, 9 AND 10 IN  
BLOCK 4 IN WASHINGTON HEIGHTS IN SECTION 7, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: Covenants, Conditions and Restriction of record and to general real estate  
taxes for 2006 and subsequent years.  
Permanent Real Estate Index Number(s): 25-07-414-080-0000

Address(es) of real estate: 10113 So. Wood St., Chicago, IL. 60643-2013

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, 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.

# UNOFFICIAL COPY

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 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 grantors \_\_\_\_\_ aforesaid have hereunto set their hands \_\_\_\_\_ and seals

this 23rd day of May, 2007.

Eugene Caston (SEAL)  
Eugene Caston

Georgia M. Caston (SEAL)  
Georgia M. Caston

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 EUGENE CASTON and GEORGIA M. CASTON, his wife,



personally known to me to be the same persons whose names are subscribed in 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

Commission expires 05/17/ 2008 Kathleen M. Ross  
NOTARY PUBLIC

This instrument was prepared by Dowd, Kennedy & Dowd, 9401 So. Pulaski Rd., Evergreen Park, IL. 60805  
(Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

Atty. Robert J. Kennedy  
(Name)

Eugene Caston  
(Name)

c/o DOWD, KENNEDY & DOWD

MAIL TO: 9401 So. Pulaski Rd. #103  
(Address)

10113 So. Wood St.  
(Address)

Evergreen Park, IL. 60805  
(City, State and Zip)

Chicago, IL. 60643-2013  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

EXEMPT UNDER PROVISIONS OF PARAGRAPHS E. SECTION 4, REAL ESTATE TRANSFER TAX ACT

05/23/07

DATE

Dowd Kennedy & Dowd  
REPRESENTATIVE

**UNOFFICIAL COPY****STATEMENT BY GRANTOR AND GRANTEE  
(55 ILCS 5/3 5020 B)**

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.

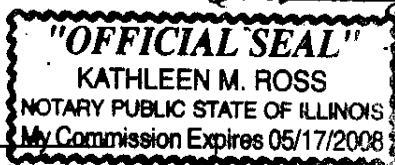
Dated May 23, 20 07

Signature: Eugene Caston

Grantor or Agent

Subscribed and sworn to before me  
by the said Eugene Caston  
this 23rd day of May, 20 07  
Notary Public

Kathleen M. Ross



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 May 23, 20 07

Signature: Eugene Caston

Grantee or Agent

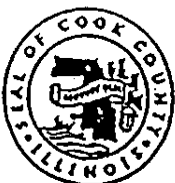
Subscribed and sworn to before me  
by the said Eugene Caston  
this 23rd day of May, 20 07  
Notary Public

Kathleen M. Ross



**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