

UNOFFICIAL COPY

QUIT CLAIM DEED  
IN TRUST  
INDIVIDUAL TO TRUSTEE

**Mail To:**

Paul M. Lukes  
100 Tower Drive Suite 220  
Burr Ridge, Illinois 60527



Doc#: 0718346001 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/02/2007 10:05 AM Pg: 1 of 4

**Name & Address of Taxpayer:**

Randall D. Gregory  
5425 Ashbrook Place  
Downers Grove, Illinois 60515

THE GRANTOR, RANDALL D. GREGORY, divorced and not remarried, of the Village of Downers Grove, County of DuPage, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to RANDALL D. GREGORY, as Trustee of the RANDALL D. GREGORY DECLARATION OF TRUST dated June 12, 2007 of 5425 Ashbrook Place, Downers Grove, Illinois 60515 all interest in the following real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 22 IN BLOCK 26 IN RAVENSWOOD GARDENS, A SUBDIVISION OF ALL THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEAST OF THE SANITARY DISTRICT RIGHT OF WAY (EXCEPT THEREOF THAT RIGHT OF WAY OF THE NORTH WEST ELEVATED COMPANY) IN COOK COUNTY, ILLINOIS

Permanent Index Number: 13-13-201-018-0000

Property Address: 2736 W. Leland, Chicago, Illinois 60625

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 is hereby granted to said trustee to improve, manage, protect and subdivide the said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide the 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 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 of 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

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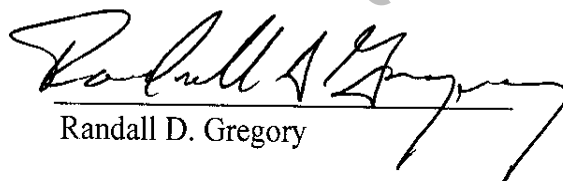
rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with 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 obligated to see to the application of any purchase money, rent, 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 of in some amendment thereof and binding on 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 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 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.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 12th day of June 2007.

  
Randall D. Gregory

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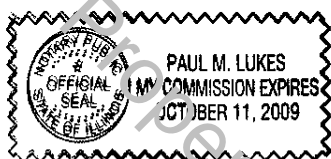
STATE OF ILLINOIS)

SS

COUNTY OF COOK)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that RANDALL D. GREGORY, divorced and not remarried, 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 signed, sealed and delivered the instrument as his 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 notarial seal, this 12th day of June 2007



*Paul M. Lukes*  
\_\_\_\_\_  
Notary Public

This transaction is **exempt** under Section 4c of the Illinois Real Estate Transfer Act and Cook County Ordinance 95104 Par. e

*Randall D. Gregory*  
\_\_\_\_\_  
Dated: June 12, 2007

This transaction is **exempt** under Section 200.1-2B6e of the City of Chicago Transfer Tax Act

*Randall D. Gregory*  
\_\_\_\_\_  
Dated: June 12, 2007

Name and Address of Preparer:

Paul M. Lukes  
100 Tower Drive - Suite 220  
Burr Ridge, Illinois 60527

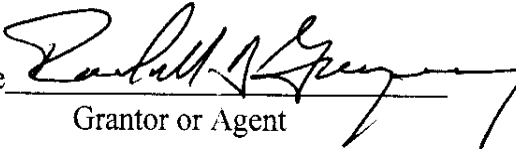
Property of Cook County Clerk's Office

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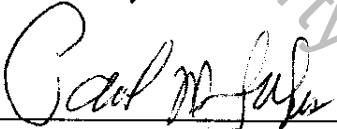
## STATEMENT BY GRANTOR AND GRANTEE

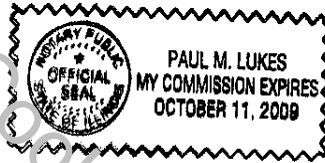
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: June 12, 2007

Signature:   
Grantor or Agent

Subscribed and Sworn to before me  
this 12th day of June 2007

  
Notary Public

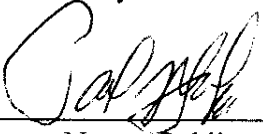


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: June 12, 2007

Signature:   
Grantee of Agent

Subscribed and Sworn to before me  
this 12th day of June 2007

  
Notary Public

