

UNOFFICIAL COPY



Doc#: 0720644015 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/25/2007 11:08 AM Pg: 1 of 4

QUIT CLAIM DEED IN TRUST

THIS INDENTURE, WITNESSETH,
THAT THE GRANTOR, JAMES K.
VARGO and MYRIAH VARGO, of the
Village of Hinsdale, County of DuPage,
State of Illinois, for and in consideration
of Ten Dollars (\$10.00), and other good
and valuable consideration in hand paid,
CONVEY and QUIT CLAIM to
CHICAGO TITLE LAND TRUST
COMPANY, a Corporation of Illinois
whose address is 181 West Madison
Street, Suite 1700, Chicago, Illinois
60602, as Trustee under the provisions of
a certain Trust Agreement dated 19th day
of June, 2007 and known as Trust Number
8002348930, the following described real
estate situated in DuPage County, Illinois:

(Reserved for Recorder's Use Only)

See Exhibit "A" attached hereto and made a part hereof

Permanent Real Estate Index Number: 09-01-223-010-0000
Address of Real Estate: 407 The Lane, Hinsdale, Illinois 60521

Together with the tenements and appurtenances thereunto belonging,
TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust
Agreement.

**THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A
PART THEREOF.**

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State
of Illinois providing for the exemption of homestead from sale or execution or otherwise,
IN WITNESS WHEREOF, the grantors aforesaid have hereunto set hand and seal this 13 day of July, 2007.

JAMES K. VARGO

MYRIAH VARGO

STATE OF ILLINOIS) I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
COUNTY OF COOK) CERTIFY THAT, JAMES K. VARGO and MYRIAH VARGO, personally known
to me to be the same persons whose name is 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 13 day of July, 2007.

Commission expires

OFFICIAL SEAL
MICHAEL H. ROTMAN
NOTARY PUBLIC - STATE OF ILLINOIS
(Notary Public) MY COMMISSION EXPIRES: 06/12/10

Prepared by: Michael H. Rotman Rotman & Elovitz, Ltd. 180 North LaSalle Street, Ste. 2101 Chicago, IL 60601	Mail To: CHICAGO TITLE LAND TRUST COMPANY 181 West Madison Street, Ste. 1700 Chicago, IL 60602	Name and Address of Taxpayer: James K. Vargo 407 The Lane Hinsdale, Illinois 60521
--	---	--

UNOFFICIAL COPY

TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Recorder of Deeds of the aforesaid county) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

UNOFFICIAL COPY

Exhibit "A" – Legal Description

THE SOUTH 150 FEET OF THE EAST 59.59 FEET OF LOT 84 IN HINSDALE HIGHLANDS, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 8, 1922 AS DOCUMENT NUMBER 155000, IN DUPAGE COUNTY, ILLINOIS.

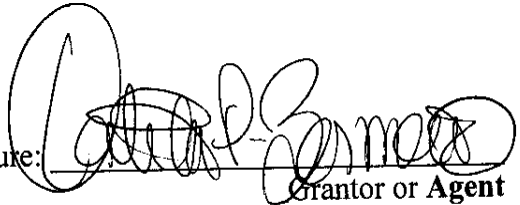
Property of Cook County Clerk's Office

UNOFFICIAL COPY

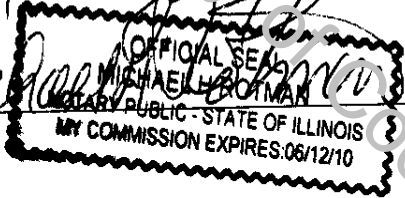
STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or their 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 July 13, 2007

Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the Said Affiant on
This 24 day of July, 2007


Notary 

The **Grantee** or their Agent affirms and verifies that the name of 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 July 13, 2007

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the Said Affiant on
This 27 day of July, 2007


Notary 

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.)