

# UNOFFICIAL COPY

## DEED IN TRUST



Doc#: 0729018055 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/17/2007 12:03 PM Pg: 1 of 4

### THE GRANTOR,

**ALLEN C. WILDE**, of the City of Chicago, County of Cook and State of Illinois, for and in consideration of (\$10.00) TEN and no/100s-----DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to **ALLEN C. WILDE as Trustee** under the provisions of a trust agreement dated May 24, 2007 and known as the **ALLEN C. WILDE TRUST** (hereinafter referred to as "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 situated in the County of Cook in the State of Illinois, to wit:

Lot 94 and Lot 95 in Doty Brothers and Gordon's Addition to Montrose in Section 10, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 13-10-303-007-0000  
13-10-303-008-0000

Address of Real Estate: 4537 W. Foster Ave., Chicago, IL 60630-1728

**TO HAVE AND TO HOLD** said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement as 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 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

1 City of Chicago

Dept. of Revenue

532956

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Real Estate

Transfer Stamp

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renew or extend leases upon any terms and for any period or periods of 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 the present or future rentals; to partition or to exchange said property, or any part hereof, for other real or personal property; to grant easements of 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 hereof in all other ways and for such other consideration 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 or 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 there under; (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, her or their predecessor trust.

The interest of each and every beneficiary hereunder and 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 such real estate as such; but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) 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 the sale on execution or otherwise.

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IN WITNESS WHEREOF, the grantor(s) aforesaid have hereunto set their hand and seal  
this 28 day of September, 2007.

  
ALLEN C. WILDE

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 **ALLEN C. WILDE**, 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 said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the rights of homestead.

Given under my hand and official seal, this 28 day of Sept, 2007.

Commission expires 9/30, 2007

  
Notary Public



Mail To:

Dennis J. Callahan  
4801 W. Peterson Ave. Suite 401  
Chicago, IL. 60646

Send Subsequent Tax Bills To:

Allen C. Wilde  
4537 W. Foster Ave.  
Chicago, IL. 60630-1728


This instrument was prepared by: Dennis J. Callahan, 4801 W. Peterson Ave., Suite 401, Chicago, Illinois 60646 (773) 481-5386 E-mail: [Dennisjcallahan@aol.com](mailto:Dennisjcallahan@aol.com).

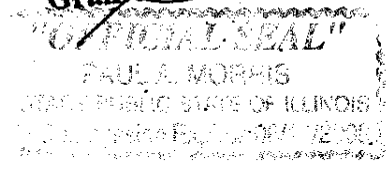
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## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 10/17, 2007

Signature:   
Grantor or Agent

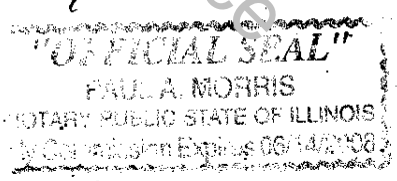


Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public \_\_\_\_\_

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.

Date 10/17, 2007

Signature:   
Grantor or Agent



Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public \_\_\_\_\_

Note: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)