

# UNOFFICIAL COPY



## DEED IN TRUST (ILLINOIS)

### THE GRANTOR

Cleavis Gladney, a widower

Doc#: 0729208111 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/19/2007 02:01 PM Pg: 1 of 4

Doc#: Fee: \$6.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 10/19/2007 02:06 PM Pg: 0

of 9613 S. Michigan Avenue, the City of Chicago, the County of Cook, State of Illinois, for consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to Cleavis Gladney of 9613 S. Michigan Avenue, Chicago, Illinois, Trustee of the Cleavis Gladney Living Trust dated 3/14/06, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

See Attached Legal Descriptions.

Permanent Real Estate Index Number(s) Parcel 1: 25-10-107-005-0000 and 25-10-107-006-0000  
Parcel 2: 20-34-123-024-0000  
Parcel 3: 20-34-123-022-0000  
Parcel 4: 20-34-123-023-0000

Address(es) of real estate: Parcel 1: 9613 S. Michigan Avenue, Chicago, IL  
Parcel 2: 8212 S. South Park Avenue, Chicago, IL  
Parcel 3: 8206 S. King Drive, Chicago, IL  
Parcel 4: 8208 S. King Drive, Chicago, IL

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

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3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County Jerome Gladney is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor \_\_\_\_\_ 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.

DATED this 24<sup>th</sup> day of July, 2007

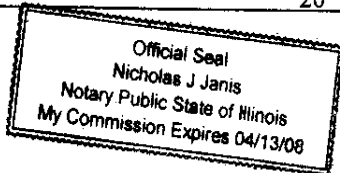
PLEASE  
PRINT OR  
TYPE NAMES  
BELOW  
SIGNATURE(S)

Clevis Gladney (SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of Cookss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Clevis Gladney, a widower personally known to me to be the same person(s) whose name(s) 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 right of homestead.

Given under my hand and official seal, this 24<sup>th</sup> day of July, 2007.

Commission expires \_\_\_\_\_ 20 \_\_\_\_\_



Nicholas J. Janis  
NOTARY PUBLIC

This instrument was prepared by: Nicholas Janis, 9700 W. 131st Street, Palos Park, Illinois 60464

MAIL TO:  
Nicholas J. Janis  
9700 W. 131<sup>st</sup> Street  
Palos Park, IL 60464

SEND SUBSEQUENT TAX BILLS TO:  
Clevis Gladney  
9613 S. Michigan Avenue  
Chicago, IL

OR  
Recorder's Office Box No. \_\_\_\_\_

Exempt under provisions of Paragraph e,  
Section 4, Real Estate Transfer Tax Act.

10-10-2007  
Date [Signature]  
Buyer, Seller or Representative

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## LEGAL DESCRIPTION

**Parcel 1:**

**LOTS 38 & 39 IN BLOCK 6 IN SECOND ROSELAND HEIGHTS SUBDIVISION OF THE EAST 2/3 OF THE NORTHWEST QUARTER OF SECTION 10 TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PIN NO. 25-10-107-005-0000 & 25-10-107-006-0000**

**Commonly known as: 9613 S. Michigan Avenue, Chicago, IL**

**Parcel 2:**

**LOT 83 IN WILLIAM H. BRITIGAN'S SOUTH PARK BOULEVARD AND 83<sup>RD</sup> STREET SUBDIVISION OF BLOCKS 2, 11 AND 24 IN G. WEBSTER AND OTHERS SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 34 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PIN NO. 20-34-123-024-0000**

**Commonly known as: 8212 S. South Park Avenue, Chicago, IL**

**Parcel 3:**

**LOT 85 IN WILLIAM H. BRITIGAN'S SOUTH PARK BOULEVARD AND 83<sup>RD</sup> STREET SUBDIVISION OF BLOCKS 2, 11 AND 24 IN G. WEBSTER AND OTHERS SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 34 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PIN NO. 20-34-123-022-0000**

**Commonly known as: 8206 S. King Drive, Chicago, IL**

**Parcel 4:**

**LOT 84 IN WILLIAM H. BRITIGAN'S SOUTH PARK BOULEVARD AND 83<sup>RD</sup> STREET SUBDIVISION OF BLOCKS 2, 11 AND 24 IN G. WEBSTER AND OTHERS SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 34 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PIN NO. 20-34-123-023-0000**

**Commonly known as: 8208 S. King Drive, Chicago, IL**

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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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

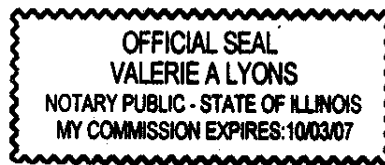
Date July 24, 2007

Signature: [Handwritten Signature]

Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 24th day of July, 2007.

Notary Public Valerie A Lyons



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 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 real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date July 24, 2007

Signature: [Handwritten Signature]

Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_ this 24th day of July, 2007.

Notary Public Valerie A Lyons



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.)