

# DEED IN TRUST UNOFFICIAL COPY

## THE GRANTOR (Name and Address)

Lottie C. Koziol, a single woman  
3521 So. Marshfield  
Chicago, IL 60609



Doc#: 0801809028 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/18/2008 11:23 AM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook, and State of Illinois, in consideration of the sum of \$ Ten and No/100-----  
----- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and  
quit claims to Lottie C. Koziol as Trustee       , under the terms and provisions of a certain Trust Agreement dated the  
7<sup>th</sup> day of November, 2007 and designated as Trust No. 3521, 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  
reverse side for legal description.)

Permanent Index Number (PIN): 17-31-407-007-0000

Address(es) of Real Estate 3521 So. Marshfield Ave., Chicago, IL 60609

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for  
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 successor, in trust, any or all of the title and estate of the  
trust and to grant to such successor or successors in trust all the powers vested in the Trustee, (c) To mortgage, encumber or  
otherwise ~~use~~ the trust property, or any interest herein, as security for advances or loans, (d) To dedicate parks, street,  
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 enquire 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 so 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 with the title, estate,  
rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and all of all persons 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 her removal from the County, Janice  
Cameron is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee  
named herein.

SJ  
ML  
PB  
RY.

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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 in 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 s and release s 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 7th day of November, 2007

\_\_\_\_\_  
(SEAL) (X) Lottie C. Koziol (SEAL)  
\_\_\_\_\_  
Lottie C. Koziol

PLEASE PRINT OR TYPE NAME(S)  
BELOW SIGNATURE(S)

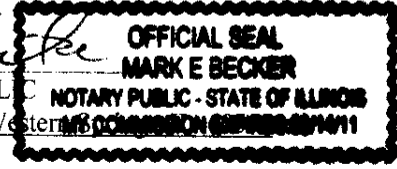
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)  
\_\_\_\_\_

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 Lottie C. Koziol, a single woman 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 \_\_\_\_\_ she signed, sealed and delivered the said instrument as \_\_\_\_\_ her \_\_\_\_\_ free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 7th day of November, 2007

Commission expires August 14 2011 Mark E. Becker  
NOTARY PUBLIC



This instrument was prepared by Mark E. Becker, Esq., 1105 W. Burlington Ave., Western Springs, IL 60558  
(Name and Address)

### LEGAL DESCRIPTION

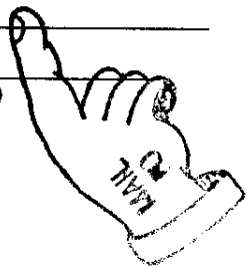
Lot 40 in the Sub Block 1 of the Subdivision of Block 21 in Canal Trustees Subdivision of the East half of Section 31, Township 39 North, Range 14, East of the 3rd Principal Meridian, in Cook County, Illinois.

**MAIL TO:**

Mark E. Becker, Esq.  
(Name)  
1105 W. Burlington Ave.  
(Address)  
Western Springs, IL 60558  
(City, State and Zip)

**SEND SUSEQUENT TAX BILLS TO:**

Lottie C. Koziol  
(Name)  
3521 So. Marshfield Avenue  
(Address)  
Chicago, IL 60609-1324  
(City, State and Zip)



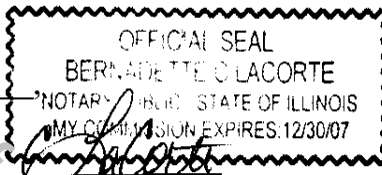
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## STATEMENT BY GRANTOR AND GRANTEE

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: 12-14, 2007. Signature: Mark E. Seber  
Grantor or Agent

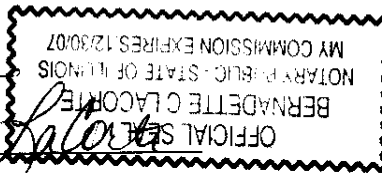
Subscribed and Sworn to before  
Me this 14 day of Dec  
2007.  
Notary Public Bernadette C. Lacorte



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: 12-14, 2007. Signature: Mark E. Seber  
Grantee or Agent

Subscribed and Sworn to before  
Me this 14 day of Dec  
2007.  
Notary Public Bernadette C. Lacorte



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.)