UNOFFICIAL COPY

FOREST PARK NATIONAL BANK & TRUST CO.
7348 W. Madison Street
Forest Park, IL 60130

QUIT CLAIM Deed in Trust

THE GRANTORS, LaRAINE SMITH,
a widow and not remarried, and
JULIUS A. SMITH, a bachelor
of the County of Cook
and State of Illinois

9002.54096.5D

Doc#: 0802548065 Fee: \$28.50 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/25/2008 02:29 PM Pg: 1 of 3

(above for recorder's use only)

Illinois, for and in consideration of Ten Dollars, and other good and valuable consideration in hand paid, Convey(s) and Quit Claim(s) unto Forest Park National Bank & Trust Co., a National Banking Association, 7348 West Madison Street, Forest Park, Illinois 60130, its successor, or successors, as Trustee under a trust agreement dated the 25th day of January, 2008, known as frust Number 081743, the following described real estate in the County of and State of Illinois to-wit:

The Easterly 1/2 of Lot 31 and that part of Lot 32 lying Westerly of a line 5 feet (measured at right angles) from and parallel to the West line of said lot, all in Block 36 in Blue Island Land Building Company Resubdivision known as Washington Heights, in Sections 18, 19 and 20, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 25-18-411-038-0000

Address of Real Estate: 10865 S. Prospect, Chicago, Illinois 60643

TO HAVE AND TO HOLD the premises with the appurtenances on the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority are granted to the trustee to improve, in nage, protect, and subdivide the premises or any part thereof; to dedicate parks, streets, highways, or alleys; to vacate any subdivision or part thereof, and to resubdivide said 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested to the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 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 to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 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 the premises or any part thereof; and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the trustee was duly authorized and empowered

0802548065 Page: 2 of 3

UNOFFICIAL COPY

to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to 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 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 the real estate, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

The grantors hereby expressly waive and release 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 granteris)	aforesaid	d has hereunto set	their	hand(s)	and	
seal(s) this 25th	day of <u>J</u> a	anwary	2008	7		
· GaRains Smith	(SFAL) <u>•</u>	Julio H	. Su (SE	AL)		
LaRaine Smith	Juliu	us A. Smith	/CT	ATX		
	(SEAL)			AL)		
State of Illinois)	I, the unders.	gned, a Notary I	Public in and for	r said County, in	the state	
County of Cook)	and Julius	A. Smith, a ba	achelor	widow and not		
"OFFICIAL SEAL" Seymour C. Axelrood Notary Public, State of Itinois My Commission Expires 02/23/11	are sub person and ack the said instrum uses and purpo homestead.	oscribed to the foregoest that next as the forth many hand and	they i.' n, including the rel	appeared before me signed, sealed and free and voluntary ease and waiver of	this day in d delivered act, for the	
		Notary Pi	ublic	Sicelly	<u>/</u>	
Mail to: FOREST PARK NATIONAL BANK & TRUST CO 7348 W. Madison Street		Address of Property: 10865 S. Pros	spect		· · · · · · · · · · · · · · · · · · ·	
Forest Park, IL 60130		Chicago, Illinois 60643				
Exempt under provisions of Paragraph e, Section 4, Real Estate Transfer Tax Act.		For Informa This instrument was p Seymour C. An		ne <u>y at Law</u>		
		422 S. Scovi	lle Avenue_		· .	
1/25/08 Date Buyer, Seller or Representative		Oak Park, Il.	linois 60302			

0802548065 Page: 3 of 3

UNOFFICIAL COPY

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.

Det 1 Town 35 3008 signature: Agland Smith
Dated Jawry 25, 2008 Signature: Grantor or Agent
Subscribed and sworn to before me by me the said LaRaine Smith this 25th day of January 2008 Notary Public "CFICAL SCAL" Seymour C. Avalaged Seymour C. Avalaged Seymour C. Avalaged
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 co 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 January 25, 2008 Signature: Grantee or Agent
Subscribed and sworn to before me by me the said LaRaine Smith this 25th day of January 2008. "OFFICIAL STAL" Seymour C. Ayelrood Notary Public, State o. Ulirois My Commission Expires 02.22.11
Notary Public
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 the 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.]