

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST Individual to Living Trust



Doc#: 0806647083 Fee: \$40.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/06/2008 02:22 PM Pg: 1 of 3

THE GRANTOR, **KIMBERLY O'LONE**, since remarried to James K. Joyce, of the Village of Homewood, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, **CONVEYS** and **QUIT CLAIMS** to **JAMES K. JOYCE** and **KIMBERLY O'LONE**, not individually, but as Co-Trustees of the **JOYCE/O'LONE LIVING TRUST**, of 1256 W. 183<sup>rd</sup> St., Homewood, Illinois 60430, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**Legal Description:** LOT 8 IN KLEIN BROTHERS RE-SUBDIVISION OF LOT 3 IN BLOCK 1 AND LOTS 1, 2 AND 3 IN BLOCK 2 IN THE SUBDIVISION OF THE WEST ½ OF LOT 12 IN BLOCK 1 OF THE ROBERTSON AND YOUNG'S THIRD ADDITION TO HOMEWOOD, A SUBDIVISION OF THAT PART OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE HOMEWOOD-THORNTON ROAD, (MAIN STREET) AND EAST OF CHICAGO HEIGHTS ROAD, IN COOK COUNTY, ILLINOIS.

**Permanent Real Estate Index Number:** 29-32-310-151-0000

**Address of Real Estate:** 1256 W. 183<sup>rd</sup> St., Homewood, Illinois 60430

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 successors 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 transfer the trust property, or any interest therein, 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 99 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 agreement 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 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

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beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

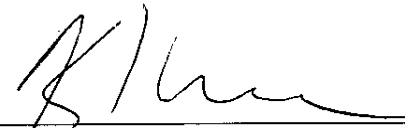
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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 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 waives and releases 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 5<sup>th</sup> day of March, 2008.

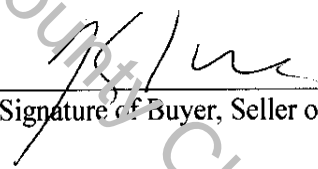
  
\_\_\_\_\_  
KIMBERLY O'LONE

I hereby release and waive all rights that I have or may have in the above-described property under and by virtue of the Homestead Exemption Laws of the State of Illinois.

  
\_\_\_\_\_  
JAMES K. JOYCE

### EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW

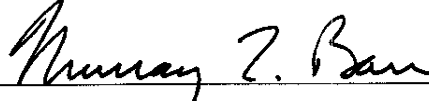
DATE: March 5, 2008

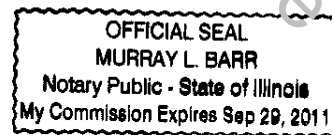
  
\_\_\_\_\_  
Signature of Buyer, Seller or Representative

STATE OF ILLINOIS }  
                                  } SS:  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, KIMBERLY O'LONE and JAMES K. JOYCE, personally known to me to be the same persons whose names are 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 5<sup>th</sup> day of March, 2008.

  
\_\_\_\_\_  
(Notary Public)



**Prepared by:**  
Thomas E. Brabec  
Law Offices of Thomas E. Brabec  
18154 Harwood Ave., Suite 204  
Homewood, IL 60430

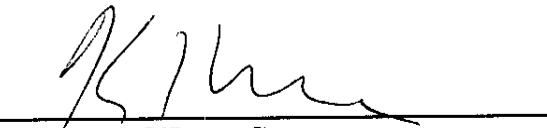
**Mail To:**  
Thomas E. Brabec  
Law Offices of Thomas E. Brabec  
18154 Harwood Ave., Suite 204  
Homewood, IL 60430

**Name and Address of Taxpayer:**  
Joyce/O'Lone Living Trust  
Kimberly O'Lone, Trustee  
1256 W. 183<sup>rd</sup> St.  
Homewood, Illinois 60430


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## STATEMENT BY GRANTORS AND GRANTEES

The grantor or her agent affirms that, to the best of her 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.

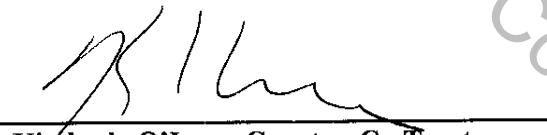
Signature:   
**Kimberly O'Lone, Grantor**

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID **KIMBERLY O'LONE** THIS 5<sup>th</sup> DAY OF MARCH, 2008.

  
NOTARY PUBLIC

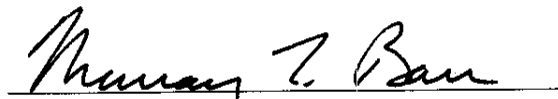


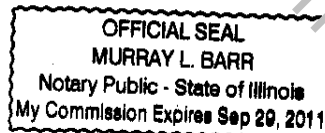
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Signature:   
**Kimberly O'Lone, Grantee, Co-Trustee**

  
**JAMES K. JOYCE, Grantee, Co-Trustee**

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID **KIMBERLY O'LONE AND JAMES K. JOYCE** THIS 5<sup>th</sup> DAY OF MARCH, 2008.

  
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 a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]