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## DEED IN TRUST

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Doc#: 0808531029 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/25/2008 10:46 AM Pg: 1 of 5

### MAIL TO:

W. LEE NEWELL, JR.  
134 Pulaski Road  
Calumet City, Illinois 60409

### NAME AND ADDRESS OF TAXPAYER:

JAMES F. TOTH, SR.  
18628 Bernadine  
Lansing, Illinois 60438

GRANTOR(S), JAMES TOTH & ROXANNE TOTH, his wife of the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S)/QUIT CLAIM(S) unto THE JAMES F. TOTH, SR. & ROXANNE C. TOTH TRUST DATED January 3, 2008, (hereinafter referred to as "said 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 in the County of Cook and State of Illinois, to wit:

See attached for legal description

Permanent Index No.: 29-35-211-007-0000

Property Address: 18060 Dorchester, Lansing, Illinois 60438

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement 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, street, 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 said premises or any 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, an upon any terms and for any period or periods of time, not exceeding in the case of any single demise of the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any 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

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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 said premises or any part thereof; and to deal with said 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 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 obliged to see to the application of 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 thereunder; (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, hers, 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 of other disposition of said real estate, and such interests hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 grantors aforesaid have set their hands and seals this 12<sup>th</sup> day of MARCH, 2008.

*James TOTH*  
 JAMES TOTH

*Roxanne TOTH*  
 ROXANNE TOTH

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STATE OF Ill )  
 ) SS  
COUNTY OF Cook )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JAMES TOTH. & ROXANNE TOTH, 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 right of homestead.

Given under my hand and notary seal, this 12<sup>th</sup> day of March, 2008.

Connie J. Colbert  
NOTARY PUBLIC



My commission expires 6-21-08

**COUNTY - ILLINOIS TRANSFER STAMPS**

Exempt Under Provisions of Paragraph E  
Section 4, Real Estate Transfer Act

Date: 3/11/08

Signature: \_\_\_\_\_

Prepared By:  
W. Lee Newell, Jr.  
134 Pulaski Road  
Chicago, IL. 60409

Cook County Clerk's Office

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## Legal Description

Lot 7 in Pon and Company's Ridge Road Acres, being a Subdivision of that part of the West 1/2 of the East 1/2 of the northeast 1/4 of Section 35, Township 36 North, Range 14, East of the Third Principal Meridian, South of the Centerline of Ridge Road, according to the plat thereof recorded as Document No. 13475615, (excepting the East 33.00 feet of said Lot 7 as heretofore dedicated by Document No. 16404969 and excepting the West 43.00 feet of said Lot 7 as heretofore deed to Illinois Department of Transportation, by Document No. 0021250306), in Cook County, Illinois.

More commonly known as:  
13060 Dorechester Avenue  
Lansing, Illinois

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE (55 ILCS 5/3 5020 B)

The Grantor or his Agent affirms that, to the best of this 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: 3/12/08

Signature: [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 12<sup>th</sup> DAY OF March,  
2008

Connie J. Tolbert



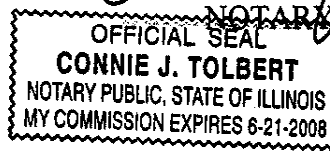
The Grantor or his Agent affirms that, to the best of this knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 3/12/08

Signature: [Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO  
BEFORE ME THIS 12<sup>th</sup> DAY OF March,  
2008

Connie J. Tolbert



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.)