

UNOFFICIAL COPY

QUIT CLAIM DEED IN TRUST

(Illinois)



Doc#: 0811545123 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/24/2008 02:08 PM Pg: 1 of 3

THE GRANTOR, JAMES F. LEE, widowed and not since remarried,

of the Village of Arlington Heights, Illinois, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100THS DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to

JAMES F. LEE,

of 611 E. Frederick, Arlington Heights, Illinois 60004,

as Trustee under the provisions of the James F. Lee 2008 Trust dated the 11th day of April, 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 in the State of Illinois, to wit:

The East Half of the North Half of Lot 18, East Half of Lot 19 and East Half Lot 20 in C.A. Goelz's Country Club Addition, being a subdivision in the West Half of the Northwest Quarter of the Northeast Quarter (except the South 428.50 feet thereof), of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof registered as Document 1321898, in Cook County, Illinois;

Permanent Real Estate Index Number: 03-29-200-013-0000;

Address of Real Estate: 611 E. Frederick, Arlington Heights, Illinois 60004.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trust 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, 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 said premises or any part thereof to 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, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 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

UNOFFICIAL COPY

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 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 said real estate, and such interest is 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.

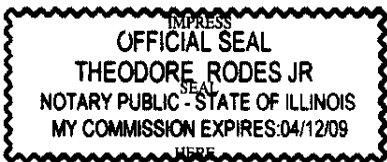
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 23 day of April, 2008.

James F. Lee (SEAL)
James F. Lee

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



JAMES F. LEE, widowed and not since remarried,

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 of homestead.

Given under my hand and official seal, this 23rd day of April, 2008.

Commission expires April 12, 2009

Theodore Rodes Jr
NOTARY PUBLIC

This instrument was prepared by George J. Economos, Esquire, 740 Park Plaine Avenue, Park Ridge, Illinois 60068.

I hereby certify that this transfer is exempt from taxation pursuant to Section 4(e) of the Real Estate Transfer Tax Act.

Theodore Rodes Jr 04/23/08
Theodore Rodes, Jr., Attorney at Law Date

MAIL TO:

Theodore Rodes, Jr., Esquire
Porikos, Rodes & Glavinskas
444 North Michigan Avenue - 26th Floor
Chicago, Illinois 60611

SEND SUBSEQUENT TAX BILLS TO:

James F. Lee
611 E. Frederick
Arlington Heights, Illinois 60004

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

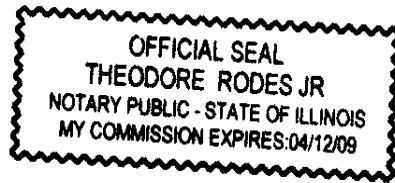
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 and hold title to real estate under the laws of the State of Illinois.

Dated April 23, 2008

Signature: James J. Lee
Grantor or Agent

SUBSCRIBED and SWORN TO before me
this 23rd day of April, 2008.

Theodore Rodes Jr.
Notary Public



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 April 23, 2008

Signature: James J. Lee
Grantee or Agent

SUBSCRIBED and SWORN TO before me
this 23rd day of April, 2008.

Theodore Rodes Jr.
Notary Public

