

# UNOFFICIAL COPY

## DEED IN TRUST

THE GRANTOR,  
**LINDA M. GARNER**, of  
the City of Chicago, Illinois,  
County of Cook and State of  
Illinois, for and in  
consideration of Ten and  
No/100ths Dollars (\$10.00),  
and other good and valuable  
consideration in hand paid,  
CONVEY and WARRANT  
unto **LINDA M.  
GARNER**, as Trustee, or  
her successors in trust, of  
the **LINDA M. GARNER  
DECLARATION OF  
TRUST** dated August 22,  
2006 (hereinafter referred to  
as "said trustee," regardless  
of the number of trustees),  
of 11152 S. Indiana,  
Chicago, IL 60628, and unto all and every successor or successors in trust under said trust agreement, the following

described real estate situated in the County of Cook, in the State of Illinois, to wit:

**THE NORTH 2/3 OF LOT 31 AND THE SOUTH 2/3 OF LOT 32 IN THE BLOCK 1 IN  
EGANS ADDITION TO ROSELAND, BEING A SUBDIVISION OF PART OF LOT 1 IN  
THE ASSESSOR'S DIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION  
22, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Index Number: 25-22-103-030-0000

Address of Real Estate: 11148 S. Indiana Avenue, Chicago, IL 60628

TO HAVE AND TO HOLD the above-described real property and its appurtenances upon the trusts and for the purposes and uses set forth in this deed and in the above-described trust agreement.

Full power and authority is hereby granted to the trustee to improve, manage, protect, convey, mortgage, subdivide, manage, or lease the property or any part of it including, without limitation, the power and authority: to grant options to purchase; to sell on any terms; to convey for any consideration or for no consideration; to donate the property; to convey to a successor or successors in trust all or any part of the property and to grant to such successor or successors all the estate, interest, power, title, and authority vested in the trustee; to partition the property; to exchange all or part of the property for other real or personal property; to dedicate streets, highways, roads, alleys, or parks; to resubdivide as often as desired; to vacate any subdivision or any part; to mortgage, pledge, or otherwise encumber the property in whole or in part; to grant options to lease and options to renew leases; to modify any lease term or to renew an existing lease term for any period not exceeding twenty (20) years; to grant options to purchase the reversion of such leasehold; to contract as to the amount of rent, present or future; to grant easements or charges; and to deal with the premises as would be lawful for any person owning the same.

In no case shall any party dealing with the trustee in relation to above-described property, or to whom the property in whole or in part is contracted to be sold, conveyed, mortgaged, or leased by the trustee, be required to see the application of any purchase money, rent, or funds borrowed or advanced; or be required to see that the trustee has acted in compliance with the terms of the trust agreement; or be required or privileged to inquire into any of the terms of the trust agreement. Every deed, lease, mortgage, trust deed, or other instrument executed by the trustee in relation to the above-described property is conclusive evidence in favor of every person relying on or claiming under such deed,



Doc#: 0812109090 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/30/2008 01:25 PM Pg: 1 of 4

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lease, mortgage, trust deed, or other instrument that: (1) at the time of delivery the trust created by the trust agreement and by this deed was in full force and effect; (2) the instrument was executed in accordance with the trusts, conditions, and limitations contained in the trust agreement or any amendment and binding on the beneficiaries of the trust, and in accordance with this deed; (3) the trustee was duly authorized and empowered to execute and deliver such instrument; and (4) if the conveyance is made to a successor or successors in trust, that each such successor has been properly appointed and is full vested with all estate, title, power, authority, duty, and obligation of the predecessor in trust.

This deed is executed pursuant to and in the exercise of the full power and authority granted to and vested in the trustee by the terms of the deed in trust delivered to the trustee pursuant to the trust agreement referred to above. This deed is subject to the lien of every trust deed or mortgage, if any, of record against the above-described real property given to secure the payment of money, and remaining unreleased at the date of delivery of this trust deed.

The interest of each and every party and every beneficiary and of all persons claiming under them shall be only in the earnings and proceeds arising from the sale or other disposition of the real property. Such interest is declared to be personal property, and no beneficiary under this instrument shall have any title or interest, legal or equitable, in or to the real property as such, but only an interest in the earnings and proceeds as referred to above.

If the title to the above real property is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificate of title or any copy of the certificate the words "in trust," or "upon condition," or "with limitation," or words of similar import, in accordance with the statute.

The grantor expressly waives and releases any and all right or benefit of any statute of the State of Illinois providing for the exemption of homesteads from sale, execution, or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid have hereunto set their hands and seal this 7<sup>th</sup> day of April, 2008.

  
LINDA M. GARNER

This instrument was prepared by:

Angela M. McNeany  
Tatooles, Foley & Associates  
180 N. Wacker Drive, Suite 600  
Chicago, IL 60610

**Record and Mail to:**

Angela M. McNeany  
Tatooles, Foley & Associates  
180 N. Wacker Drive Suite 600  
Chicago, IL 60606

**Send Subsequent Tax Bills to:**

Linda M. Garner  
11125 S. Indiana Avenue  
Chicago, IL 60628

Exempt under Real Estate Transfer Tax Act Section 4, Paragraph (e).

Dated: April 7<sup>th</sup>, 2008.



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STATE OF ILLINOIS    )  
  ) ss  
COUNTY OF COOK    )

I, the undersigned, a notary public in and for the State and County aforesaid, do hereby certify that **LINDA M. GARNER**, 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 and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal this 17<sup>th</sup> day of April, 2008.

  
\_\_\_\_\_  
Notary Public



Property of Cook County Clerk's Office

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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 April 7, 2008

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
this 7th day of April, 2008  
Notary Public [Handwritten Signature]

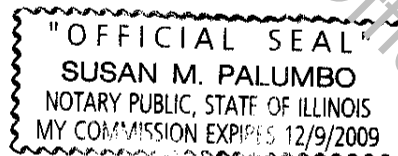


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 7, 2008

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This 7th day of April, 2008  
Notary Public [Handwritten Signature]



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.)