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QUIT CLAIM DEED



Doc#: 0812348032 Fee: \$48.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/02/2008 11:35 AM Pg: 1 of 7

THE GRANTOR, James McCormick, a married man, of 2408 S. Euclid, Berwyn, Cook County, State of Illinois, for the consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to James McCormick, not individually but, as trustee of the James McCormick Trust dated April 16, 2008, of 2408 S. Euclid, Berwyn, Cook County, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 3 IN THE RESUBDIVISION OF LOTS 111 TO 128 INCLUSIVE IN OAK PARK AVENUE HOME ADDITION BEING A SUBDIVISION OF LOT 6 IN PARTITION OF THE WEST 51.49 ACRES OF THE WEST 1/2 OF THE NORTH EAST 1/4 AND THE EAST 41 ACRES OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Numbers: 16-30-216-020-0000
Address of Real Estate: 2408 S. Euclid, Berwyn, IL 60402

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 2 OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION.
DATE 5-1-08 TELLER JAA

This deed is made to said trustee, who shall have authority to make deeds; leases; leases of coal, oil, gas, and other minerals; easements; and other conveyances of said property without further showing of authority than this deed. All grantees of the trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said trustee or a successor trustee or trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of each said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by any said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that any said trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

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In no case shall any party dealing with said trustee or a successor trustee or trustees in relation to said premises be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity of expediency of any act of each said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, mortgage, lease, or other instrument executed by any said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that any said trustee was duly authorized and empowered to execute and deliver every such 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 has or have been properly appointed and is or are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

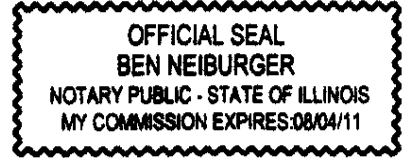
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State of Illinois)
) ss.
County of Cook)

Exempt under provision of Section 31-45(e) of the
Real Estate Transfer Tax Law 35 ILCS 200/31-45(e)
Date: April 16, 2008;
Representative James McCormick

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that James McCormick, is 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.

Given under my hand and official seal, this 16th day of April, 2008.



[Signature]
Notary Public

This instrument was prepared by Neiburger Law, Ltd., 747 N. Church Rd., Suite B4B, Elmhurst, IL 60126

<p>Mail to: Neiburger Law, Ltd. 747 N. Church Rd., Suite B4B Elmhurst, IL 60126</p>	<p>Send Subsequent tax bills to: James McCormick 2409 S. Euclid Ave. Berwyn, IL 60402</p>
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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agents affirm that, to the best of their knowledge, the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, 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.

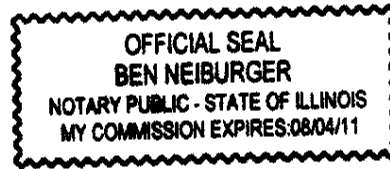
Dated: April 16, 2008

James McCormick
James McCormick, Guardian of the Person and Estate
of Elsie McCormick, a Disabled Person

James McCormick
James McCormick

Subscribed and sworn to before
me this April 16, 2008.

Ben Neiburger
Notary Public



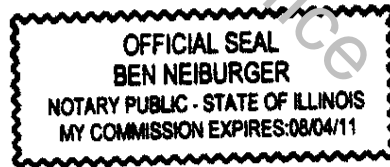
The grantees or their agents affirm and verify that the name of the grantees shown on the deed or assignment of beneficial interest in a land trust are either natural persons, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 16, 2008

James McCormick
James McCormick

Subscribed and sworn to before
me by this April 16, 2008

Ben Neiburger
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 subsequent offenses.

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IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS COUNTY DEPARTMENT, PROBATE DIVISION

ESTATE OF)
)
 ELSIE McCORMICK) Case No. 2007 P 8634
)
 A DISABLED PERSON)

**AGREED ORDER FOR LEAVE TO TRANSFER THE HOME OF A DISABLED
 PERSON TO SPOUSE AND FOR LEAVE TO CREATE A TRUST
 SUB-ACCOUNT IN THE OPTIONS FOR LIVING POOLED
 OBRA PAY BACK TRUST**

THIS MATTER HAVING COME TO BE HEARD on the Petition of the Guardian of the Estate and Person for Leave to Transfer the Home of a Disabled Person to Spouse and for Leave to Create a Trust Sub-Account in the Options for Living Pooled OBRA Pay Back Trust , proper notice having been given and the Court being fully advised in the premises:

IT IS HEREBY ORDERED THAT:

1. James McCormick, as guardian of the estate of Elsie McCormick, may transfer Elise McCormick's ("Elsie") one-half undivided interest in the home located at 2408 S. Euclid, Berwyn, Illinois to James McCormick.
2. James McCormick is granted leave to create a trust sub-account in the Options for Living Pooled OBRA Pay Back Trust, pursuant to 89 Ill. Admin. Code Sec. 120.347(d)(1) and (2)(1995), on behalf of Elsie McCormick for which the Surrogate Guardian Services, Inc., located at 15450 Summit Ave., Suite 375, Oak Brook Terrace, IL 60181, a not-for-profit corporation under the Illinois Not For Profit Corporation Act, and American Bank & Trust, Co., located at 2580 Foxfield Road, St. Charles, Illinois 60174, serve as co-trustees.

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3. This Court retains jurisdiction over the Elsie's Trust Sub-Account in the Options for Living Pool OBRA Pay Back Trust.

4. When created, the Joinder Agreement to the Options for Living Pooled OBRA Pay Back Trust creating a sub-account for Elsie shall include the following terms upon its execution as follows:

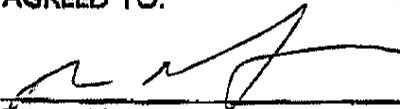
- (A) The Trustee shall have authority to make only the identified ongoing distributions, as determined by prior Court order, set forth in that Agreement;
- (B) After creation of the trust, the Guardian shall have the ongoing authority to add to Elsie's sub-account either:
- (i) future discovered assets of Elsie, or
 - (ii) funds in excess of the Illinois Department of Human Services cash asset limit of \$2,000 which may accumulate in Elsie's Guardianship bank account;
- (C) The Trustee shall file an annual accounting of the trust with the Probate Court and seek its approval of same, so long as there is an existing open case in Probate Court. No guardian *ad litem* shall be appointed in that proceeding;
- (D) This trust may also terminate upon Court order when
- (i) Elsie is no longer a "disabled person" under the definition provided by the Social Security Act Sec. 1614(a)(3), 42 U.S.C. §1382c(a)(3), and the Guardian petitions the court to have this trust terminated; or
 - (ii) Elsie is restored to legal capacity under the Probate Act, and is no longer a "disabled person" under the definition provided by the Social Security Act Sec. 1614(a)(3), 42 U.S.C. Sec. 1382c(a)(3), and Elsie

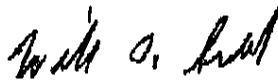
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petitions the Court to have this trust terminated.

However, if applicable federal or state law or regulations are amended or interpreted to render the Beneficiary of a trust containing a restoration clause, such as the foregoing, ineligible for government benefits solely because of this clause, then this clause shall be null and void. Pursuant to Article 11 of the Master Pooled Trust Agreement, the Trustee shall treat the affected Beneficiary as if she had died and the Trustee shall then treat the assets in the Trust Sub-Account according to the provisions of Section 11.2(a) and (b). Then, the Trustee shall distribute the remaining funds of the Sub-Account directly to Elsie or her Guardianship estate.

AGREED TO:


Ben A. Neiburger
Neiburger Law, Ltd.
747 N. Church Rd., Suite B4B
Elmhurst, IL 60126


William Arnold
Senior Assistant Attorney General
Illinois Attorney General
100 N. LaSalle Street, Suite N 1000
Chicago, IL 60601

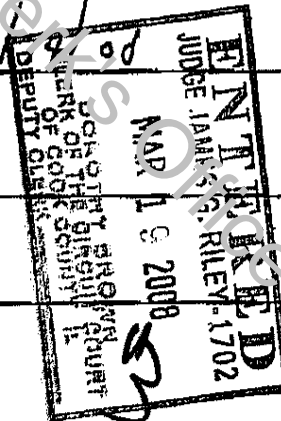
3/14/08
Date

3/14/08
Date

Page 1 of the petition is amended to reflect Estate of Elsie McCormick

ENTERED

DATE



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Ben A. Neiburger
Neiburger Law, Ltd.
747 N. Church Rd., Suite B4B
Elmhurst, IL 60126
(630) 782-1766
Attorney Number: 41504
Attorney for the Plenary Guardian of the Estate and Person of Elsie McCormick

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COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
MAYWOOD OFFICE