

DEED IN TRUST
(ILLINOIS)

UNOFFICIAL COPY

Mail and send subsequent tax bills
to

GRANTEES

HEINZ SEILER
ANNA A. SEILER
1904 S. 58TH AVENUE
CICERO, ILLINOIS 60804

THE GRANTOR(S)

HEINZ SEILER and his wife
ANNA A. SEILER
1904 S. 58TH AVENUE
CICERO, ILLINOIS 60804



Doc#: 0812357002 Fee: \$40.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/02/2008 12:27 PM Pg: 1 of 3

Above space for Recorder's Office Only

of the County of Cook and State of Illinois of for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims

to HEINZ SEILER and ANNA A. SEILER as Trustee under the terms and provisions of a certain Trust Agreement dated APRIL 1, 2008 and designated as the SEILER REVOCABLE JOINT TENANCY LIVING TRUST DATED APRIL 1, 2008

and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 3 IN BLOCK 1 IN K.K. KNAPP'S ADDITION TO WARREN PARK, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH EAST 1/4 AND THE SOUTH 33 FEET OF THE NORTH WEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Address(es) of real estate: 1904 S. 58TH AVENUE, CICERO, ILLINOIS 60804

Pin No.: 16-20-420-023-0000

Exempt under Provisions of Paragraph E Of the Property Tax Code.

Date: 4-1-08

Buyer Seller or Representative: Heinz Seiler

This Deed was prepared without benefit of title examination or opinion at the request of the parties hereto. No Warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the property which is described in this Deed.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 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, streets, 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 199 years, and to renew, extend or modify any existing lease.

UNOFFICIAL COPY

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 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 instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into 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 person 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 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.

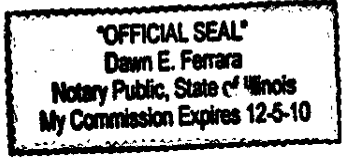
If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

DATED this 15th day of April, 2008

PLEASE HEINZ SEILER (SEAL)
PRINT OR TYPE NAME(S) BELOW ANNA A. SEILER (SEAL)
SIGNATURE(S)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in

the State of aforesaid, DO HEREBY CERTIFY that HEINZ SEILER and his wife, ANNA A. SEILER, personally known to me to be the same person(s) whose name(s) 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 15th day of April, 2008
Commission expires 12-5-2010
NOTARY PUBLIC

This instrument was prepared by: Jerome J. Goergen, P.C., 621 Rollingwood Dr., Shorewood, Illinois 60404 (815) 744-2210

1904 S. 58th Ave
TOWN OF CICERO
EXEMPT APR.-2.08
REAL ESTATE TRANSFER TAX 00050.00
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE
FP351021

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

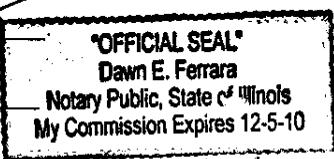
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date 4-1, 08

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before
me by the said
this 1st day of April, 08

Notary Public [Handwritten Signature]



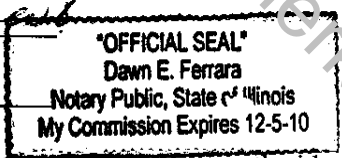
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title real estate to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date 4-1, 08

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before
me by the said
this 1st day of April, 08

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.

(Attached 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.)

(f; Vendrel\forms\grantee.wpd)
January, 1998