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DEED IN TRUST (ILLINOIS)

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Doc#: 0813647157 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/15/2008 02:04 PM Pg: 1 of 5

Mail to:

JAMES J. MORFONE
12820 S. Ridgeland Ave., Unit C
Palos Heights, IL 60463

Mail Tax Bills to:

ROY WATSON, SR.
604 Feldner Ct.
Palos Heights, IL 60463

THIS INDENTURE WITNESSETH, that the Grantors, **ROY W. WATSON and VALRAE WATSON, his wife** of 604 Feldner Ct., Palos Heights, Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEY and QUIT CLAIM unto Grantees, **ROY WATSON, SR., and VALRAE WATSON**, of 604 Feldner Ct., Palos Heights, Illinois, as TRUSTEES under the provisions of the **"TRUST AGREEMENT OF ROY WATSON, SR., and VALRAE WATSON"** dated the 12th day of May, 2008, (hereinafter referred to as "said trustees", 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 EXHIBIT "A"

Commonly known as 604 Feldner Ct., Palos Heights, Illinois 60463
P.I.N.: 24-31-201-085-0000

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, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell;

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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, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise 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 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 relations 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 as 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

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And the said Grantors hereby expressly waive and release 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 or execution or otherwise.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 12 day of May, 2008.

Roy W Watson (SEAL)
ROY WATSON

ValRae Watson (SEAL)
VALRAE WATSON

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

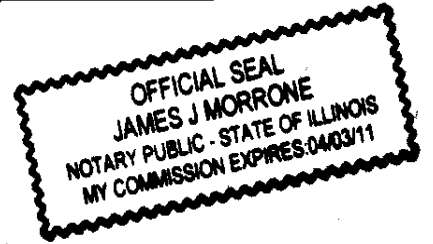
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROY WATSON and VALRAE WATSON are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that 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 12 day of May, 2008.

Commission expires 4-3-11

James J. Morrone
Notary Public

IMPRESS SEAL HERE



**COOK COUNTY ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH 1
E, SECTION 4, REAL ESTATE TRANSFER ACT.**

James J. Morrone
Representative

THIS DOCUMENT PREPARED BY:

James J. Morrone, Attorney at Law
12820 S. Ridgeland Ave., Unit C
Palos Heights, IL 60463

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**EXHIBIT "A"
LEGAL DESCRIPTION****PARCEL 1:**

THAT PART OF LOT 6 IN THE VILLAS OF PALOS HEIGHTS, PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE NORTH 671.53 FEET (EXCEPT THE EAST 900 FEET THEREOF AND EXCEPT THE WEST 165 FEET OF THE NORTH 283 FEET THEREOF AND EXCEPT THAT PART TAKEN FOR HIGHWAY) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE DUE EAST, ALONG THE NORTH LINE OF SAID LOT 6, 24.88 FEET TO A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 23 MINUTES 47 SECONDS WEST 44.90 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 33 MINUTES 04 SECONDS EAST, ALONG SAID EXTENSION AND CENTER LINE, 72.66 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL; THENCE NORTH 0 DEGREES 47 MINUTES 18 SECONDS EAST ALONG SAID CENTER LINE AND THE NORTHERLY EXTENSION THEREOF, 45.47 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE DUE WEST, ALONG SAID NORTH LINE 72.98 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS FOR THE VILLAS OF PALOS HEIGHTS RECORDED JULY 1, 1994 AS DOCUMENT 94578976 AND FIRST SUPPLEMENTARY DECLARATION RECORDED NOVEMBER 7, 1994 AS DOCUMENT 94949073 AND BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1098688 TO JOHN M. GARRITY, RECORDED NOVEMBER 9, 1995 AS DOCUMENT 95774330, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

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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 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: 5-12, 2008

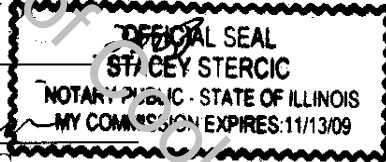
Signature: *J. Stercic*
Grantor or Agent

Signature: _____
Grantor or Agent

SUBSCRIBED AND SWORN TO

before me this 12 day of May

Tracey Stercic
NOTARY PUBLIC



The Grantee or his agent affirms that, to the best of his knowledge, the name of the Grantor shown on the deed or assignment of beneficial interest in a 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: 5-12, 2008

Signature: *J. Stercic*
Grantee or Agent

Signature: _____
Grantee or Agent

SUBSCRIBED AND SWORN TO

before me this 12 day of May

Tracey Stercic
NOTARY PUBLIC

