

DEED IN TRUST
(ILLINOIS)

UNOFFICIAL COPY



Doc#: 0819349032 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/11/2008 01:43 PM Pg: 1 of 4

CAUTION: Consult a lawyer before using or acting under this form.
Neither the publisher nor the seller of this form makes any warranty
With respect thereto, including any warranty of merchantability or
fitness for a particular purpose.

THE GRANTOR Charles W. Atterberg, a widowed
person,

of the county of Cook and State of Illinois

for and in consideration of Ten and no/100ths (\$10.00)

DOLLARS, and other good and valuable considerations in hand paid.

Conveys and (WARRANT _____ EJECT CLAIM _____)* unto

Charles W. Atterberg Living Trust

dated July 03, 2008

Charles W. Atterberg as trustee under declaration
of trust

(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 and State of Illinois, to wit:

Above space for Recorder's Use Only

THIS PROPERTY TRANSFER IS
EXEMPT IN ACCORDANCE
WITH THE PROVISION OF
35ILCS 200/31-45(j).

LOT 10 IN BLOCK 2 IN HANOVER HIGHLANDS, A SUBDIVISION
OF THE SOUTH HALF OF THE NORTHWEST FRACTIONAL QUARTER
AND THE NORTH FORTY-NINE (49) ACRES OF THE SOUTHWEST
FRACTIONAL QUARTER OF SECTION THIRTY-ONE (31),
TOWNSHIP FORTY-ONE (41) NORTH, RANGE TEN (10), EAST OF
THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED ON MAY 10, 1962, AS DOCUMENT
18471876, IN COOK COUNTY, ILLINOIS

Robert J. Mondo 7/3/08
Robert J. Mondo
Grantor's Attorney

Permanent Real Estate Index Number(s): 54-09-324

Address(es) of real estate: 6854 Valley View Rd., Hanover Park, IL 60133

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, street, 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 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, 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 or
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.

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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, encumbered to be sold, leased or mortgaged by said trustee, be obligated to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 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 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 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.

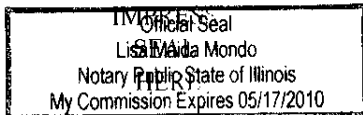
And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set hand and seal this 3 day of July, 2008



X Charles W. Atterberg
Charles W. Atterberg

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



Charles W. Atterberg, a widowed person, 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 signed, sealed and delivered the said instrument as 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 3 day of July, 2008

Commission expires 5/17/10

Lisa M. Mondo
NOTARY PUBLIC

This instrument was prepared by Robert J. Mondo, P.O. Box 72668 Roselle, IL 60172 (Name and Address)

*USE WARRANT DEFAULT CLAIM IF PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO { Robert J. Mondo (Name) P.O. Box 72668 (Address) Roselle, IL 60172 (City, State, Zip) }

Charles W. Atterberg (Name) 6854 Valley View Rd. (Address) Bartlett, IL 60133 (City, State and Zip)

OR RECORDER'S OFFICE BOX N

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Affidavit/Certificate of Trust

I the undersigned, on this date, 7/5, 2008 with this affidavit do hereby certify the creation of a private trust known as Charles W. Atterberg Living Trust, dated July 3, 2008. For the purpose of evidencing a record of the existence of said trust, and of the power of the Trustee to hold and deal with the assets of said trust, this instrument is executed and recorded pursuant to the intent of the original Trust Agreement. The following provisions are found in the Trust Agreement of said trust, and may be relied upon as an accurate statement of the matters covered by such provisions by anyone dealing with the Trustee or his/its successors:

The trust grantor, beneficiary and trustee is Charles W. Atterberg.

The trust tax identification number is 485-30-7216.

The trustee Powers include, but are not limited to, the following:

- A) To hold and manage, to invest and reinvest in, to deal with title and title insurance problems, to lease, rent, mortgage, insure, repair, improve, sell, deed, exchange, convey, assign, hypothecate and encumber any real or personal property or any business interest or investment that is or may become property of the Trust.
 - B) To execute covenants, agreements and contracts in behalf of the trust, including instruments used in borrowing and lending.
 - C) To sell outright, or to lease or grant, the right to mine or drill and to remove from any real estate held hereunder, water and/or water rights, gas, oil, sand, gravel, rock, and other minerals.
 - D) To exercise all the above powers and to do such other acts which in its sole judgment are needful or desirable for the proper and advantageous management and investment or reinvestment of the property held in trust hereunder, to the same extent and with the same effect as might legally be done by an individual in absolute ownership and control of said property.
1. No person or entity dealing with the Trustee, if acting in good faith, shall be required to ascertain the authority of the Trustee, nor to see to the performance of the trusts, nor be responsible for the proper application of funds or properties paid or delivered to the Trustee for the account of the trust, and may deal with the Trustee as though the Trustee were the unconditional owner of the Trust property.
 2. If the Trustee resigns, ceases to exist or is terminated, any successor Trustee shall have all Trustee powers.

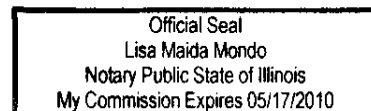
IN WITNESS WHEREOF, the parties hereto have executed this Certificate on the date above.

Charles W. Atterberg
Charles W. Atterberg

State of Illinois)
County of Cook) ss.

On this date, 7/5, 2008 personally appeared before me, a notary public, Charles W. Atterberg personally known by me or who has satisfactorily proved to me to be the signer of the above instrument, and acknowledged that he/she executed the same.

My commission expires 5/17/10 Date Lisa Maida Mondo Notary Public



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STATEMENT BY GRANTOR AND GRANTEE

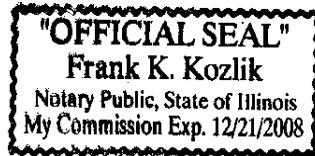
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 July 11, 2008, 2008

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me

By the said [Signature]
This 11 day of July, 2008.
Notary Public [Signature]



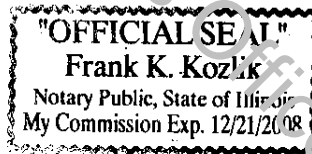
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date July 11, 2008, 2008

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me

By the said [Signature]
This 11 day of July, 2008.
Notary Public [Signature]



Note: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)