

# UNOFFICIAL COPY

## Deed in Trust

This INDENTURE WITNESSETH that GRANTORS, Susan Dwyer-Marshall, formerly known as Susan J. Dwyer and Robert J. Marshall, wife and husband, of the City of Chicago, Cook County, Illinois, for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is acknowledged, do hereby CONVEY and QUITCLAIM to GRANTEE,

Susan Dwyer-Marshall and Bob Marshall, Trustees under the provisions of a trust agreement known as the **Susan Dwyer-Marshall Living Trust dated June 11, 2008**, whose address is 6600 West Raven Street, Chicago, IL 60631 and to all and every successor or successors in trust under the trust agreement, the following described real estate, to wit:

**Unit No. 4-B in the Wellington Place Condominium, as delineated on a survey of the following described real estate: Lot 4 and the West 44 feet 1¼ inches of Lot 5 in Baker's Subdivision of five acres, in the East ½ of the Northwest ¼ of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois. Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document 24874731, Together with an undivided percentage interest in the common elements, in Cook County, Illinois. PIN: 14-28-113-035-1022.**

To Have and To Hold the premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to do the following in connection with this real property: The Trustee may purchase, sell, transfer, exchange or otherwise acquire or dispose of the real estate; the Trustee may make leases and grant options to lease for any term, even though the term may extend beyond the termination of any trust created under the trust agreement; the Trustee may grant or release easements and other interests with respect to the real estate, enter into party wall agreements, execute estoppel certificates, and develop and subdivide the real estate; the Trustee may dedicate parks, streets, and alleys or vacate any street or alley, and may construct, repair, alter, remodel, demolish, or abandon improvements; the Trustee may elect to insure, as it deems advisable, all actions contemplated by the Trust agreement and this deed; the Trustee may take any other action reasonably necessary for the preservation of the real estate and fixtures comprising a part of the trust property or the income therefrom; the trustee may exercise any other power with respect to the property as permitted by the Trustees' or Fiduciaries' Powers Acts, or their equivalent, of the state of Illinois.

In no case shall any party dealing with the trustee in relation to said premises or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee(s), be obliged to see to the application of any purchase money, rent, or money borrowed or



Doc#: 0829829079 Fee: \$42.25  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 10/24/2008 03:35 PM Pg: 1 of 3

5/23  
[Handwritten signature]

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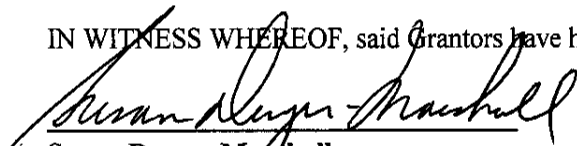
advanced on the premises, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 deed and by 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 this deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, or their predecessor in trust.

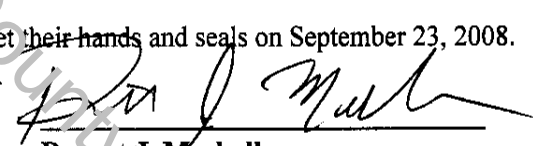
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails, and proceeds arising from the sale or other disposition of the real estate, and such interest is declared to be personal property, and no beneficiary shall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

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is directed not to register or note in the certificates 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.

The 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 on execution or otherwise.

IN WITNESS WHEREOF, said Grantors have hereunto set their hands and seals on September 23, 2008.

  
\_\_\_\_\_  
Susan Dwyer-Marshall

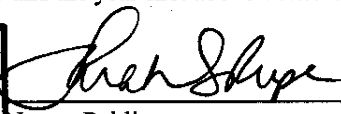
  
\_\_\_\_\_  
Robert J. Mashall

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STATE OF ILLINOIS )  
 )  
 ) SS:  
COUNTY OF MARION )

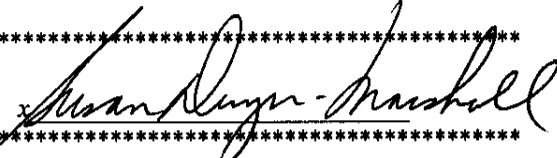
On this date, September 23, 2008, Susan Dwyer-Marshall & Robert J. Mashall, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and the year first above written.

Official Seal  
Sarah S Rupe  
Notary Public State of Illinois  
My Commission Expires 05/23/2010

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

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Transfer exempt under paragraph (e) of section 31-45 of the Real Estate Transfer Tax Law.

  
\_\_\_\_\_  
Susan Dwyer-Marshall

Mail future tax bills to: Susan Dwyer-Marshall Living Trust at 6660 West Raven Street, Chicago, IL 60631  
Return this document to: Curt W. Ferguson, Attorney at 919 West Main Street, Salem, IL 62881

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Document prepared by: Curt W. Ferguson P.C., Attorney 919 West Main Street, Salem, IL 62881 (618) 548-3729  
Title Not Examined: document prepared based solely on information provided by Grantor



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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 September 23, 2008

Signature: *Susan Dwyer Marshall*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Susan Dwyer-Marshall  
This 23<sup>rd</sup> day of September, 2008  
Notary Public Jarah Slum



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 September 23, 2008

Signature: *Susan Dwyer Marshall*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Susan Dwyer-Marshall, Trustee  
This 23<sup>rd</sup> day of September, 2008  
Notary Public Jarah Slum



**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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)