

# UNOFFICIAL COPY



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Doc#: 0831208307 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/07/2008 04:10 PM Pg: 1 of 3

## DEED IN TRUST

### THE GRANTOR, DOROTHY A. KRAMER

Successor Trustee of the ROBERT A. KRAMER AND

DOROTHY A. KRAMER TRUST AGREEMENT

DATED MAY 14<sup>TH</sup>, 2002 of 4523 N. New England,

of the Village of Harwood Heights, County of

Cook, State of Illinois, for and in consideration

of Ten (\$10.00) DOLLARS in hand paid,

CONVEYS AND QUIT CLAIMS to

DOROTHY A. KRAMER, TRUSTEE

under the terms and provisions of a certain

TRUST AGREEMENT DATED MAY 21,

2008 and known as the DOROTHY A.

KRAMER DECLARATION OF TRUST, of

4523 N. New England of the Village of Harwood

Heights, County of Cook, State of Illinois and to

any and all successors as Trustees Appointed under

said Agreement, or who may be legally appointed.

The following described real estate, situated in the County of Cook, State of Illinois to wit:

Lot 68 in Lynest's Subdivision of the W ½ of the E ½ of the S ½ of Lot 1 Government Division of The NW ¼ of Section 18, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 13-18-110-013

Property Address: 4523 N. New England, Harwood Heights, IL 60706

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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, and or all of the title and estate of the trust, and to 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, street, 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.

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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 so 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 with the title, estate, rights, powers and duties of the preceding Trustee.
  
3. The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earning 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 earning, avails and proceeds thereof as aforesaid.

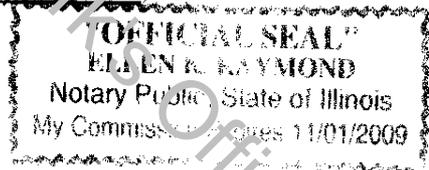
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

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 in 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.

The Grantor does hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 25<sup>TH</sup> day of OCTOBER, 2008.

Dorothy A. Kramer, Trustee  
 Dorothy A. Kramer, Trustee  
 State of Illinois  
 County of Cook ss.



I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **Dorothy A. Kramer, Trustee** 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 25<sup>th</sup> day of October, 2008  
Ellen K. Raymond  
 Notary Public

Exempt under provisions of paragraph (e), Section 4, Illinois Transfer Tax Act

Prepared by/Mail to: Ellen K. Raymond, Attorney at Law, P. O. Box 63, Western Springs, IL 60558  
 Send Tax Bills To: Dorothy A. Kramer, 4523 N. New England, Harwood Heights, IL 60706

VILLAGE OF HARWOOD HEIGHTS  
 05101  
 REAL ESTATE REGISTERED  
 DEPARTMENT OF REVENUE

# UNOFFICIAL COPY

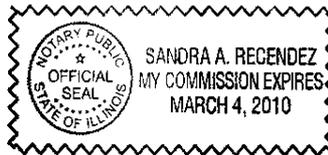
## STATEMENT BY GRANTOR AND GRANTEE

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 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 October 31, 2008

Signature: Ellen K. Raymond, Agent  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said AGENT  
This 31<sup>st</sup> day of October, 2008  
Notary Public Sandra A. Recendez

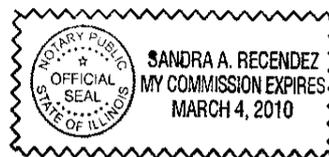


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 October 31, 2008

Signature: Ellen K. Raymond, Agent  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said AGENT  
This 31<sup>st</sup> day of October, 2008  
Notary Public Sandra A. Recendez



**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.)