

# UNOFFICIAL COPY

## DEED IN TRUST



THE GRANTORS,  
**EDDIE C. STEWART**  
**AND JOSEPHINE STEWART,**  
**Husband and wife**  
of the City of Chicago  
County of Cook, State of  
Illinois, for the  
consideration of Ten and  
00/100 Dollars, and other  
valuable consideration in  
hand paid, convey(s) and  
quit claim(s) to

Doc#: 0831529045 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/10/2008 12:03 PM Pg: 1 of 4

**JOSEPHINE STEWART, as Trustee (hereinafter referred to as "said trustee",  
regardless of the number of trustees), of the Josephine Stewart Living Trust,  
(hereinafter referred to as "Trust Agreement") dated the 24th day of October, 2008  
and unto every successor or successors in trust under the Trust Agreement,**

all interest in the following described Real Estate situated in the County of Cook in the State  
of Illinois, legally described as: (See reverse side for legal description) hereby releasing and  
waiving all rights under and by virtue of the Homestead Exemption Laws of the State of  
Illinois.

Property Address: 5253 W. Gladys Ave., Chicago, IL 60644  
Permanent Index Number: 16-16-116-005-0000

TO HAVE AND TO HOLD said premises with the appurtenances upon the trust and for the uses and  
purposes herein and as set forth in the Trust Agreement.

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 re-subdivide 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 and 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 present or in future, 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 lease 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 and 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 or different from the ways above specified, at any time or times hereafter.

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In no case shall any part dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted or to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on said premises or be obligated to see that the terms of this Trust Agreement 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 the Trust Agreement; and every deed, mortgage, lease or other instrument executed by said trustee in relation to the premises shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or instrument (a) that at the time of 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 the 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 all title, estate, rights, powers, authorities, duties and obligations of its, or his or their predecessor in trust.

The interest in each and every beneficiary hereunder and 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, 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 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 limitation", or words of similar import, in accordance with the statute in such case made and provided.

Dated this 24 day of October, 2008.

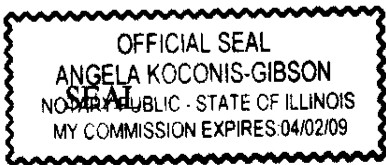
*Eddie C. Stewart*

EDDIE C. STEWART, GRANTOR

*Josephine Stewart*

JOSEPHINE STEWART, GRANTOR

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 **EDDIE C. STEWART AND JOSEPHINE STEWART, husband and wife** 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 seal this 24 day of October, 2008

*[Signature]*  
Notary Public

Commission expires \_\_\_\_\_

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THE WEST FIVE (5) FEET OF LOT TWENTY (20) AND LOT TWENTY ONE (21)  
IN MORRISON'S SUBDIVISION OF LOT 86 AND THAT PART OF LOT 75 LYING  
WEST OF 52<sup>ND</sup> AVENUE IN SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH  
PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPAL MERIDIAN.

EXEMPT UNDER PROVISION OF PARAGRAPH  
e, SECTION 4 OF THE REAL ESTATE  
TRANSFER ACT.

Date: 11/10/08

Signed:   
Seller, Buyer, Attorney

Send Tax Bill To: Josephine Stewart  
5253 W. Gladys Ave.  
Chicago, IL 60644

Mail to: Angela Koconis-Gibson  
4854 N. Kedvale  
Chicago, IL 60630

Property of Cook County Clerk's Office

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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 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.

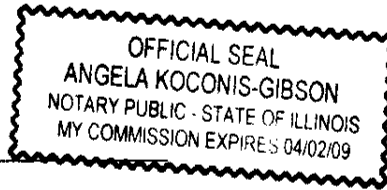
Dated 10/24/08

Signature *Josephine Stever*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID \_\_\_\_\_

THIS 24<sup>th</sup> DAY OF October,  
2008.

NOTARY PUBLIC \_\_\_\_\_



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 and hold title to real estate under the laws of the State of Illinois.

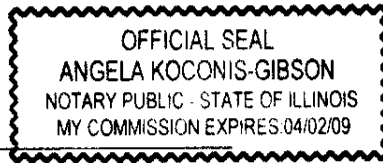
Dated 10/24/08

Signature *Josephine Stever*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID \_\_\_\_\_

THIS 24<sup>th</sup> DAY OF October,  
2008.

NOTARY PUBLIC \_\_\_\_\_



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.]