

UNOFFICIAL COPY

DEED IN TRUST



Mail to:

Dowd, Dowd & Mertes, Ltd.
701 Lee St., Suite 790
Des Plaines, IL 60016

Doc#: 0832950011 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/24/2008 02:49 PM Pg: 1 of 4

Name & Address of Taxpayer:

Charmaine A. Geis
8820 North Merrill
Niles, IL 60714

Above Space for Recorder's Information

THE GRANTOR, CHARMAINE A. GEIS, a Widow not since remarried of 8820 North Merrill, Niles, Cook County, Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) in hand paid, CONVEYS and QUIT-CLAIMS unto CHARMAINE A. GEIS, as Trustee under the provisions of the CHARMAINE A. GEIS DECLARATION OF TRUST DATED NOVEMBER 7, 2008, (hereinafter referred to as "said trustee", regardless of the number of trustees) of 8820 North Merrill, Niles, Cook County, Illinois, 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:

Lot 60 in Niles Terrace Fifth Addition, being a Subdivision of part of the East 473.53 feet of the West 1016 feet of the South Half of the Southwest Quarter of Section 13, Township 41 North, Range 12, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on November 10, 1959, as Document No. 1895717.

Address of Property: 8820 North Merrill., Niles, Illinois 60714

Permanent Index No.: 09-13-301-042

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; 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 hereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and to renew or extend leases upon any terms and for any

44

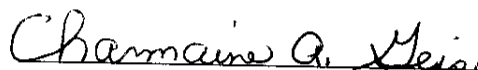
UNOFFICIAL COPY

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 relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, lease 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 thereto 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 the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

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 hereunder set her hand and seal, this 7th day of November, 2008.


Charmaine A. Geis

UNOFFICIAL COPY

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 CHARMAINE A. GEIS is 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 she signed and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 7th day of November, 2008.

Mary E. Kruse

Notary Public

"OFFICIAL SEAL"
MARY E. KRUSE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/14/2011

Exempt under Provisions of Paragraph E
Section 31-45, Real Estate Transfer Act

Charmaine A. Geis *11/07/08*

Buyer, Seller or Representative Date

VILLAGE OF NILES MRS
REAL ESTATE TRANSFER TAX
11-21-08
8820 MERRILL
17130 \$ EXEMPT

This document prepared by:

Daniel J. Dowd, Esquire
Dowd, Dowd & Mertes, Ltd.
701 Lee Street, Suite 790
Des Plaines, IL 60016

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

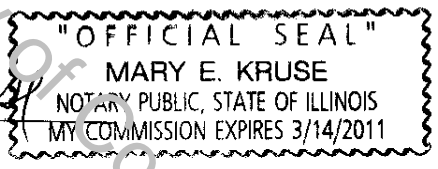
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust, is either a natural person, an Illinois Corporation or a foreign corporation authorized to do business or acquire and hold 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: November 7, 2008

X *[Signature]*
Grantor or Agent

Subscribed and Sworn to before me this 7th day of November, 2008

Mary E. Kruse
Notary Public



The grantee or the grantee's 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 a 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: November 7, 2008

X *[Signature]*
Grantee or Agent

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.

Subscribed and Sworn to before me this 7th day of November, 2008

Mary E. Kruse
Notary Public

