



Doc#: 0833322020 Fee: \$46.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/28/2008 11:21 AM Pg: 1 of 5

QUIT CLAIM DEED IN TRUST

(Illinois)

MAIL TO:

David A. Semmelman
Semmelman & Semmelman, Ltd.
900 North Shore Drive, Suite 250
Lake Bluff, IL 60044

THE GRANTOR, **JILL M. STANDIFER, now known as JILL S. LEATHERWOOD**, of the Village of Libertyville, County of Lake, State of Illinois, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and QUITCLAIMS

A one-half undivided interest unto **JILL S. LEATHERWOOD, AS TRUSTEE OF THE JILL S. LEATHERWOOD TRUST AGREEMENT DATED AUGUST 29, 2008**, and unto all and every successor or successors in trust under said trust agreement, AND unto

A one-half undivided interest unto **STEVEN D. LEATHERWOOD, AS TRUSTEE OF THE STEVEN LEATHERWOOD TRUST AGREEMENT DATED AUGUST 29, 2008**, and unto all and every successor or successors in trust under said trust agreement,

in the following described real estate in the County of COOK and State of ILLINOIS, to-wit:

UNIT 508 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MICHAEL'S TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 91074681, AND LOCATED IN LOTS 104, 105 AND 106 IN SHELDON'S SUBDIVISION OF LOTS 61 TO 90, BOTH INCLUSIVE, IN BRONSON'S ADDITION TO CHICAGO IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOGETHER WITH ALL RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION INCLUDING THE EXCLUSIVE RIGHT TO USE PARKING SPACE NO. 66, A LIMITED COMMON ELEMENT IN MICHAEL'S TERRACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION



54
P4
60
5
my
9/16

UNOFFICIAL COPY

CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 91074681, PURSUANT TO THE GRANT OF LIMITED COMMON ELEMENT PARKING SPACE NO. 66 RECORDED AS DOCUMENT 96330982, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-04-215-072-1009

Address of Real Estate: 1309 N. Wells # 508, Chicago, IL 60610

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

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 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; to lease 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 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, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced

UNOFFICIAL COPY


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.

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 to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

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 her hand and seal this 30th day of October, 2008.


JILL S. LEATHERWOOD

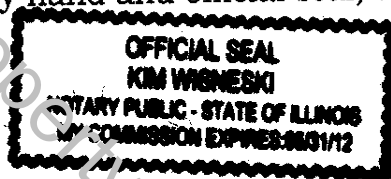

STEVEN D. LEATHERWOOD, for
 the purpose of waiving his
 homestead rights, if any, in the
 subject property

UNOFFICIAL COPY

STATE OF ILLINOIS)
 COUNTY OF LAKE) SS

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that **JILL S. LEATHERWOOD**, 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, 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 30th day of October, 2008.



Kim Wisneski
 Notary Public

COOK COUNTY - ILLINOIS TRANSFER STAMPS	
EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX LAW	
<i>Kim Wisneski</i>	10/30/08
Buyer, Seller or Representative	Date

SEND SUBSEQUENT TAX BILLS TO:	Prepared by:
Steven D. Leatherwood, Tee & Jill S. Leatherwood, Tee 1307 Blackberry Court Libertyville, IL 60048	Kimberly S. Wisneski Semmelman & Semmelman, Ltd. 900 North Shore Drive, Suite 250 Lake Bluff, IL 60044

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

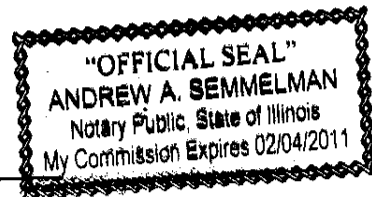
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 30, ~~XX~~2008

Signature: _____

Kim Wisneski
Grantor or Agent

Subscribed and sworn to before me by the said AGENT OF GRANTOR this 30th day of OCTOBER, ~~XX~~2008.
Notary Public _____



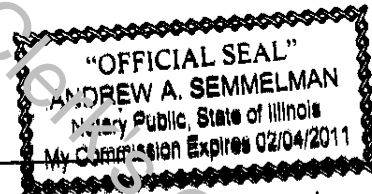
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 OCTOBER 30, ~~XX~~2008

Signature: _____

Kim Wisneski
Grantee or Agent

Subscribed and sworn to before me by the said AGENT OF GRANTEE this 30th day of OCTOBER, ~~XX~~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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)