

# UNOFFICIAL COPY



## DEED IN TRUST

Doc#: 0902047077 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/20/2009 11:22 AM Pg: 1 of 3

THE GRANTOR, EDWARD MORGAN,  
widowed and not since remarried

of the County of Cook and State of Illinois  
for and in consideration of Ten Dollars (\$10.00)  
and other good and valuable considerations in  
hand paid,

Convey(s) and Warrant(s) or Quit Claims unto:

Edward Morgan, as Trustee under  
provisions of a Trust Agreement  
dated December 29, 2008, known as  
the 10204 S. Union Trust

(hereinafter referred to as "said trustee," regardless  
of the number of trustees) 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:

Lots 3 and 4 in Block 42 in East Washington Heights, being a subdivision of the Southwest 1/4 and the  
West 1/2 of the Northwest 1/4 of Section 9, Township 37 North, Range 14, East of the Third Principal  
Meridian, in Cook County, Illinois.

P.I.N. 25-09-325-015-0000 and 25-09-325-016-0000

Address of Real Estate: 10204 S. Union, Chicago, IL 60628

Address of Grantee: 10204 S. Union, Chicago, IL 60628

Address of Grantor: 10204 S. Union, Chicago, IL 60628

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, street, 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 99 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

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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 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 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 thereof and binding upon all beneficiaries thereof; (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.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seal this 29<sup>th</sup> day of December, 2008.

Edward Morgan  
Edward Morgan

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward Morgan, widowed and not since remarried personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal, this 29<sup>th</sup> day of December, 2008.

Commission Expires 9/21/2010

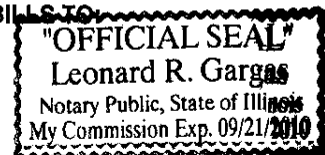
Leonard R. Gargas  
NOTARY PUBLIC

This instrument was prepared by Leonard R. Gargas, Attorney at Law, 15414 S. Harlem Avenue, Orland Park, IL 60462

MAIL TO: Leonard R. Gargas  
15414 S. Harlem Avenue  
Orland Park, IL 60462  
Attorney No. 23349  
  
08LT 370

SEND SUBSEQUENT TAX BILLS TO:

Edward Morgan  
10204 S. Union  
Chicago, IL 60628



Exempt pursuant to 35 ILCS 200/31-45, paragraph e of the real estate transfer tax law.

Date 12-29-08

By: Leonard R. Gargas

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## STATEMENT BY GRANTOR AND GRANTEE

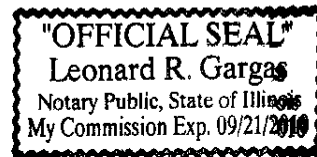
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, foreign corporation authorized to do business or acquire and hold title to real estate 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: 12/29/08

Signature: *Leonard R. Gargas*  
Grantor or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_  
this 29TH day of December, 2008.

Notary Public *Leonard R. Gargas*



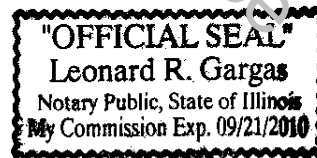
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 12/29/08

Signature: *Leonard R. Gargas*  
Grantee or Agent

Subscribed and sworn to before me by the said \_\_\_\_\_  
this 29TH day of December, 2008:

Notary Public *Leonard R. Gargas*



NOTE: Any person who knowingly submits a false statement concerning the identify 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.)