

UNOFFICIAL COPY 09021989

8701/0224 51 001 Page 1 of 6
1999-10-29 16:11:28
Cook County Recorder 31.50



**QUITCLAIM DEED
IN TRUST**

THIS INSTRUMENT WITNESSETH, that the Grantors, EDWIN MICHAEL O'BRIEN and PATRICIA O'BRIEN, husband and wife, of Palatine, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, Convey and Quitclaim unto PATRICIA O'BRIEN, not personally, but solely as Trustee under Trust Agreement dated February 7, 1997, known as The Patricia O'Brien Trust, all of the following described real estate situated in the County of Cook and State of Illinois, to wit:

Lot Four (4) in Winchill 2, being a Subdivision of Part of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and that part of the Southeast Quarter (SE 1/4) of the Northwest Quarter (NW 1/4) of Section 28, Township 42 North, Range 10 East of the Third Principal Meridian, according to a Plat thereof recorded May 22, 1990, as Doc. #90237733, in Cook County, Illinois.

PIN: 02-28-111-004
ADDRESS: 1113 Hidden Brook Trail
Palatine, IL 60067

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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

S Y
P G
N N
M Y
M M M

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 changes 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 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.

"Exempt under provisions of Paragraph (e), Section 4, Real Estate Transfer Tax Act."

10/07/99
Date

Patricia O'Brien
Representative

MAIL TAX BILL TO:
Patricia O'Brien
1113 Hidden Brook Trail
Palatine, IL 60067



THIS INSTRUMENT PREPARED BY
AND RETURN TO:
Schweickert & Ganassin
2101 Marquette Road
Peru, IL 61354
TEL (815)223-0177
FAX (815)223-8449

1JC\L:\O' BRIEN\edwin.patricia\qc.deed.trust

Property of Cook County Clerk's Office

UNOFFICIAL COPY

09021989

Page 5 of 6

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.)

1jc:\L:\obrien\william\certificate.grantor.cook.county

Property of Cook County Clerk's Office

STATEMENT BY GRANTORS AND GRANTEES

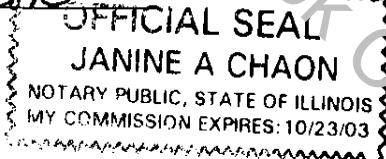
The grantors or their agent affirm that, to the best of their knowledge, the name of the Grantees shown on this deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real 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 authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: October 7, 1999

Signature: Patricia O'Brien
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 7th day of October, 1999.

Janine A Chaon
NOTARY PUBLIC



The grantees or their agent affirm that, to the best of their knowledge, the names of the grantees shown on this deed or assignment of beneficial interest in a land trust are either natural persons, 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 authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: October 7, 1999

Signature: Patricia O'Brien
Grantee or Agent

Subscribed and sworn to before me by the said Grantees this 7th day of October, 1999.

Janine A Chaon
NOTARY PUBLIC

