



Doc#: 0903529079 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/04/2009 04:03 PM Pg: 1 of 4

Deed in Trust

THIS INDENTURE WITNESSETH that the Grantor, Claude E. Sullivan, Jr. of the County of Cook and State of Illinois, for and in consideration in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Conveys and Warrants unto U.S. Bank N.A., 104 N. Oak Park Ave. Oak Park, Illinois, its successor or successors, as Trustee under the provisions of a certain Trust Agreement dated this 14 day of January, 2009, and known as Trust Number 8373, Grantee, the following described real estate situated in Cook County, Illinois to wit:

Property Address: 821 South 20<sup>th</sup> Avenue, Maywood, Illinois 60153

Property Index Number: 15-10-329-007

Legally described as follows: See -Exhibit A- attached hereto

DATE: 60-08-1  
AUTHORISED SIGNATURE: [Signature]  
MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE, SECTION 5 OF THE VILLAGE OF MAYWOOD UNDER THE PROVISIONS OF PARAGRAPH 4, REAL ESTATE TRANSFER TAX ACT

Exempt under Provision Of Paragraph E Section 4, Real Estate Transfer Tax Act

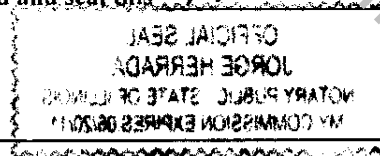
Date: 1/19/09  
Sign: Claude E Sullivan Jr

THE TERMS AND CONDITIONS APPEARING ON THE REVERSE SIDE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

And the said grantor, Claude E. Sullivan, Jr., 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 his hand and seal this 19<sup>th</sup> day of January, 2009.

Claude E Sullivan Jr (SEAL)  
Claude E. Sullivan, Jr.



(SEAL)

\_\_\_\_ (SEAL)

\_\_\_\_ (SEAL)

THIS INSTRUMENT PREPARED BY Peter J. Latz & Associates LLC/104 N. Oak Park Ave., Suite 200 Oak Park, Illinois 60301

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts, and for the uses and purposes herein and in said Trust Agreement set forth.

# UNOFFICIAL COPY

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said real estate 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 real estate or any part thereof to a successor in trust and to grant to such successor or successors in trust all the title of estate, powers and authorities vested in said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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.

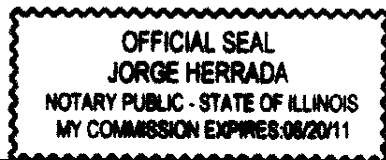
In no case shall any party dealing with said Trustee, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the applications of any purchase money, rent or money borrowed or advanced on said real estate or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority 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, whatsoever shall be charged with notice of this condition from the date of filing for record of this Deed.

This conveyance is made on the express understanding and condition that neither U.S. Bank, N.A., individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express trust and not individually (and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 any interest in the earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trustee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

STATE OF ILLINOIS ) I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby  
COUNTY OF COOK ) certify that CLAUDE E. SULLIVAN, Jr.  
personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person and acknowledge 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 Notarial Seal this 19 day of January, 2009



Notary Seal Jorge Herrada

Mail recorded Deed to:

Name: U.S. Bank N.A.

Street Address: 104 N. Oak Park Avenue

City, State Zip: Oak Park IL 60301

Address of Property

821 South 20<sup>th</sup> Avenue, Maywood, Illinois 60153

Taxes to be mailed to:

Claude E. Sullivan, Jr.

821 South 20<sup>th</sup> Avenue, Maywood, Illinois 60153

# UNOFFICIAL COPY

## Exhibit -A-

Property Address: 821 South 20<sup>th</sup> Avenue, Maywood, Illinois 60153

Property Index Number: 15-10-329-007

Legally described as follows:

Lot 24 in Block 6 in Cummings and Foreman's Real Estate Corporation Gold Club Subdivision in Proviso Land Association addition to Maywood, in Section 10, Township 39 North, Range 12 East of the Third Principal Meridian as per plat recorded January 23, 1924 as document 8259726 in Cook County, Illinois.

Property of Cook County Clerk's Office

# 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 1/30/2009, 2009

Signature: Claude E. Sullivan Jr  
Claude E. Sullivan, Jr., Grantor

Subscribed and sworn to before me by the said Grantor this 30<sup>th</sup> day of January, 2009.



Notary Public Alfonza McKinnor

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 1/30/2009, 2009

Signature: Claude E. Sullivan Jr  
Claude E. Sullivan, Jr. beneficial owner of Trust Number 8373 dated 01/14/2009, Grantee

Subscribed and sworn to before me by the said Grantee this 30<sup>th</sup> day of January, 2009.



Notary Public Alfonza McKinnor

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.)