

UNOFFICIAL COPY

DEED IN TRUST



PREPARED BY AND MAIL TO:

Eric R. Wilen, Esq.
Goldstine, Skrodzki, Russian,
Nemec and Hoff, Ltd.
835 McClintock Drive
Second Floor
Burr Ridge, Illinois 60527
Telephone: (630) 655-6000

Doc#: 0906918028 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/10/2009 12:13 PM Pg: 1 of 4

MAIL TAX BILL TO:

Kenneth Hill
7328 South Banks
Justice, IL 60458

(The Above Space For Recorder's Use Only)

THE GRANTOR, KENNETH HILL, a widower not having remarried, of the Village of Justice, County of Cook, State of Illinois, for the consideration of TEN DOLLARS (\$10.00) and for other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS unto: KENNETH HILL (or his designated successor), as Trustee of the KENNETH HILL 2004 TRUST under agreement dated July 15, 2004, as amended, 7328 South Banks, Justice, Illinois 60458, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 13 IN ROBERT BARTLETT'S GREEN FIELDS, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26 AND THAT PART LYING SOUTH AND EAST OF THE JOLIET AND CHICAGO RAILROAD OF THE EAST 1/2 OF THE NORTHEAST FRACTIONAL 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY

KNOWN AS: 7326 South Banks Street, Justice, Illinois 60458

P.I.N.: 18-27-204-003-0000

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

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and the Trustee is specifically granted and given the power and authority:

(a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;

(b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;

UNOFFICIAL COPY

- (c) To execute leases and subleases for terms as long as Two Hundred (200) years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;
- (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
- (e) To manage, control and operate said real estate, to collect the rent, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of the KENNETH HILL 2004 TRUST under agreement dated July 15, 2004, as amended; and
- (f) Anything herein to the contrary notwithstanding, the Trustee's liability hereunder, under the trust agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto.


2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain trust agreement dated July 15, 2004 which established the KENNETH HILL 2004 TRUST, including any subsequent amendments thereof.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in any exercise of any powers granted by this deed or the adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the said unrecorded trust agreement and any amendments thereto collateral hereto.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said trust agreement and any amendment thereto collateral hereto shall be personal property only.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

DATED this 6th day of March, 2009.



 KENNETH HILL

Exempt under the provisions of Paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Act.

3/6/09

 Date



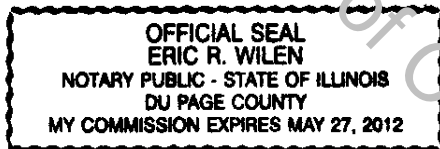
 Buyer, Seller or Representative

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 KENNETH HILL, a widower not having remarried, personally known to me to be the same person whose name is subscribed to the foregoing document appeared before me this day in person and acknowledged that he signed, sealed and delivered the same 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 6th day of March, 2009.



Eric R. Wilen

Notary Public

Commission Expires: May 27, 2012

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

**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 the beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do

(The Above Space For Recorder's Use Only)

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.

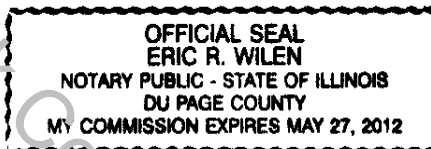
Dated: March 6, 2009

Signature: Kenneth Hill
Kenneth Hill, Grantor

SUBSCRIBED AND SWORN TO BEFORE
me by the said Agent on this
6th day of March, 2009.

Eric R. Wilen

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.

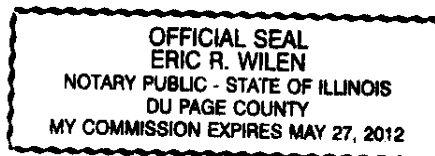
Dated: March 6, 2009

Signature: Kenneth Hill
Kenneth Hill, Trustee, Grantee

SUBSCRIBED AND SWORN TO BEFORE
me by the said Agent on this
6th day of March, 2009.

Eric R. Wilen

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).