

# UNOFFICIAL COPY



## DEED IN TRUST

THIS INDENTURE, is made this 6<sup>th</sup> day of July, 2009, between WAYNE ANDERSON and MARGARET ANDERSON, his wife as joint tenants for and in consideration of Ten (\$10.00) Dollars in hand paid, hereafter collectively referred to as the Grantors, CONVEY and WARRANT to WAYNE A. ANDERSON and MARGARET M. ANDERSON, as Trustees of the ANDERSON JOINT DECLARATION OF TRUST dated June 12, 2009, and their successors, hereafter collectively referred to as the Grantee.

Doc#: 0923629053 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/24/2009 12:57 PM Pg: 1 of 5

WITNESSETH, The Grantors, in consideration of the sum of TEN (\$10.00) Dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the Grantors and of every other power and authority the Grantors hereunto enabling, does hereby convey and quit claim unto the Grantees, in fee simple, the following described real estate, situated in the County of COOK and State of ILLINOIS, to wit:

### Legal Description:

LOT 1 AND 2 IN ZITELLA'S SUBDIVISION OF THE SOUTH 133 FEET OF LOT 22 (EXCEPT THE EAST 125 FEET THEREOF AND EXCEPT THE WEST 35.10 FEET) IN LONGWOOD ACRES SUBDIVISION OF THE NORTH EAST 1/4 AND THE EAST 1/2 OF THE NORTH WEST 1/4 AND THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s) : 24-15-204-060 Lot 1 and 24-15-204-061 Lot 2  
Address of Real Estate: 4112 and 4108 West 105<sup>th</sup> Street, Oak Lawn, IL 60453 4818

Together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining upon the trust and for the uses and purposes herein and in said Declaration of Trust set forth. Full power and authority is hereby granted to said Grantees, in their capacity as Trustees as hereafter set forth, to deal with said real estate and every part thereof in all ways and for such considerations as it would be lawful for any person owning the same to deal with the same, pursuant to the terms of the Trust Agreements as set forth below.

Grantors 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 homestead from sale and execution or otherwise.

Full power and authority is hereby granted to said Trustees 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 re-subdivide said real estate as often as desired, to contract to sell, 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 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 Trustees, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or part thereof, from time to time, in possession or reversion, by lease to commence in

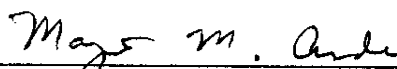
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praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, 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 partition or to exchange said real estate or any part thereof, for other real or personal property, to grant easement 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, 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,s or any successors 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 successors in trust, be obliged to see to the application of any purchase money, or rent, 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 any of the terms of said Trust, and every deed, trust deed, mortgage, lease or other instrument executed by said Trustees, or any successors in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon or claiming under any such conveyance, lease or other instrument (i) that at the time of delivery thereof that trust created by this Indenture and by said Declaration of Trust was in full force and effect; (ii) that said conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Declarations of Trust or in all amendments thereof, if any, and binding upon all beneficiaries thereunder; (iii) that said Trustees, or any successors in trust, were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (iv) 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.

IN WITNESS WHEREOF, the Grantors, as aforesaid, have hereunder set their hand and seal the day and year first above written.

  
 \_\_\_\_\_  
 WAYNE ANDERSON, Grantor

  
 \_\_\_\_\_  
 MARGARET ANDERSON, Grantor

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ACCEPTED BY

Wayne A. Anderson  
WAYNE A. ANDERSON, as Trustee of the ANDERSON  
JOINT DECLARATION OF TRUST dated June 12, 2009  
and his successors

Margaret M. Anderson  
MARGARET M. ANDERSON, as Trustee of the  
ANDERSON JOINT DECLARATION OF TRUST dated  
June 12, 2009 and her successors

We hereby certify that the foregoing Deed in Trust was on the date thereof, signed, sealed, published and declared by WAYNE ANDERSON and MARGARET ANDERSON, his wife, in our presence, who at their request and in their presence and in the presence of each other have hereunto subscribed their names as witnesses thereto, believing the said WAYNE ANDERSON and MARGARET ANDERSON, his wife, at the time of so signing to be of sound mind and memory.

Wayne A. Anderson

Residing at

134 N. LaSalle  
Chgo. Ill

Margaret M. Anderson

Residing at

134 N. LaSalle  
Chgo., Ill

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

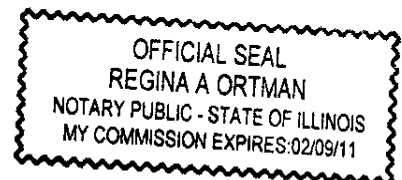
I, a Notary Public, hereby certify that WAYNE ANDERSON and MARGARET ANDERSON, his wife, are personally known to me to be the same persons whose names are signed to the foregoing instrument, appeared before me this day, in person, and acknowledged that they signed the instrument as their free and voluntary act, for the purposes therein set forth.

GIVEN under my hand and official seal this 6<sup>th</sup> day of July, 2009.

Regina A. Ortman  
Notary Public

This transaction is exempt under provisions of Paragraph E Section 31-45, Property Tax Code.

Nathan J. Fisher  
Nathan J. Fisher, Attorney



PREPARED BY:

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NATHAN J. RICHER, ESQ.  
134 North LaSalle Street  
Suite 2100  
Chicago, Illinois 60602

MAIL SUBSEQUENT TAX BILLS TO:

MR. and MRS. WAYNE ANDERSON  
4108 W. 105<sup>th</sup> Street  
Oak Lawn, IL 60453-4818

Property of Cook County Clerk's Office

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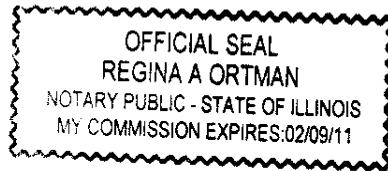
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown 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: July 6, 2009

Veda Heip

Subscribed and sworn to before me this 6 day of July, 2009.



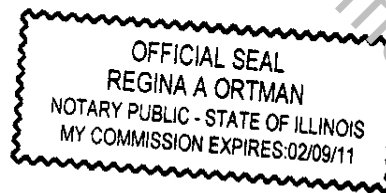
Regina A. Ortman  
Notary Public

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: July 6, 2009

Veda Heip

Subscribed and sworn to before me this 6 day of July, 2009.



Regina A. Ortman  
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.)