

# UNOFFICIAL COPY



Doc#: 0924554003 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/02/2009 02:50 PM Pg: 1 of 3

## DEED IN TRUST (ILLINOIS)

### THE GRANTOR

Grantor: Geraldine C. McGhee

Address: 2530 Mozart Street  
Chicago, IL 60647

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Above space for Recorder's Office Only

of the County of Cook and State of ILLINOIS for and in consideration of the sum of (\$10.00) TEN AND 00/100 DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to the GERALDINE C. MCGHEE DECLARATION OF TRUST, Dated August 1, 2009, GERALDINE C. MCGHEE as Trustees and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

#### LEGAL:

LOT 38 IN BLOCK 2 IN GEORGE A. SEAVERN'S SUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s) 13-25-318-022-0000  
Address(es) of real estate 2530 N. Mozart Street, Chicago, IL 60647

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
sub par \_\_\_\_\_ and Cook County Ord. 8347-07 par. 2  
Date 9-2-09 Sign *[Signature]*

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3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, then as Successor Trustee: MARY ANN FELTZ, herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

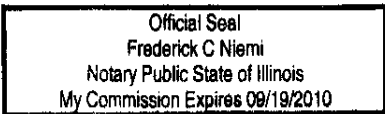
The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 1<sup>st</sup> day of August, 2009

PLEASE  
PRINT OR  
TYPE NAMES  
BELOW  
SIGNATURE(S)

Geraldine C. McGhee (SEAL) \_\_\_\_\_ (SEAL)  
GERALDINE C. MCGHEE \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GERALDINE C. MCGHEE, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 1<sup>st</sup> day of AUGUST, 2009.

Commission expires 20 \_\_\_\_\_  
Frederick C. Niemi  
NOTARY PUBLIC

This instrument was prepared by: FREDERICK C. NIEMI, 362 E. BURLINGTON, RIVERSIDE, IL 60546

**MAIL TO:**  
Frederick C. Niemi  
362 E. Burlington  
Riverside, IL 60546

**SEND SUBSEQUENT TAX BILLS TO:**  
Geraldine C. McGhee  
2530 Mozart Street  
Chicago, IL 60647

**OR**  
Recorder's Office Box No. \_\_\_\_\_

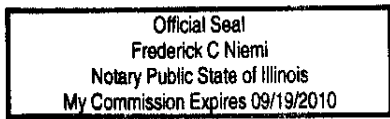
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## STATEMENT BY GRANTOR AND GRANTEE

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 August 1, 2009 Signature: Nicolette Knysz  
Grantor or Agent

Subscribed and sworn to before me by the said Nicolette Knysz this 1 day of August, 2009.

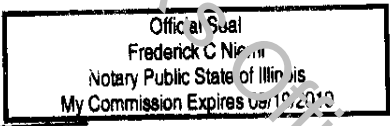


Notary Public \_\_\_\_\_

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: August 1, 2009 Signature: Nicolette Knysz  
Grantee or Agent

Subscribed and sworn to before me by the said Nicolette Knysz this 1 day of August, 2009.



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.) \_\_\_\_\_ of the