

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)

CAUTION: Consult a lawyer before using or acting under this form.  
Neither the publisher nor the seller of this form makes any warranty  
With respect thereto, including any warranty of merchantability or  
fitness for a particular purpose.

THE GRANTORS <sup>D. Berge Jr.</sup> Harry & Helen Berge, a married  
couple, F. GK.

of the county of Cook and State of Illinois

for and in consideration of Ten and no/100ths (\$10.00)

DOLLARS, and other good and valuable considerations in hand paid,  
Convey and (WARRANT /QUIT CLAIM X)\* unto

Berge Family Trust UAD 6/3/2009 Harry & Helen F.  
Berge as co-trustees under declaration of  
trust GK

dated June 03, 2009

(hereinafter referred to as "said trustee"  
regardless of the number of trustees,) and unto all and every successor or  
successors in trust under said trust agreement, the following described real  
estate in the County of Cook and State of Illinois, to wit:

Lot 20 in Judy Court, a Subdivision of Lots 12, 13,  
14, 15 and the West 330.00 feet of Lot 11 in Block 2  
in Arthur T. McIntosh and Company's Southtown Farms  
Unit Number 6, being a Subdivision of the East 1/2 of  
the West 1/2 of Section 28, Twonship 36 North, Range  
13, East of the Third Principal Meridian, in Cook  
County, Illinois.

Above space for Recorder's Use Only  
**THIS PROPERTY TRANSFER IS  
EXEMPT IN ACCORDANCE  
WITH THE PROVISION OF  
35ILCS 200/31-45(e).**

Permanent Real Estate Index Number(s): 28-28-102-016-0000

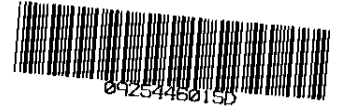
Address(es) of real estate: 17022 Judy Ct., Oak Forest, IL 60452

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any  
part thereof: to dedicate parks, street, highways or alleys; 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  
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, 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 or  
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 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.

Recording to add initials

Doc#: 0919848031 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/17/2009 02:59 PM Pg: 1 of 3



Doc#: 0925446015 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/11/2009 03:54 PM Pg: 1 of 3

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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 obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of this trust have been complied with, or be obligated to inquire into the necessity or expediency of any act of said trustee, or be obligated 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 the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

The interest of each and every beneficiary hereunder 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 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 said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust" or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

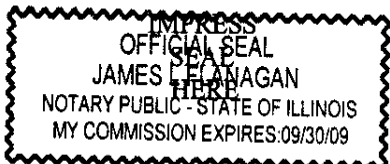
And the said grantor s hereby expressly waive \_\_\_\_\_ and release \_\_\_\_\_ any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor s aforesaid have hereunto set their hand s and seal \_\_\_\_\_  
this 6 day of July, 2009.

Harry Berge  
Harry Berge

Helen F Berge  
Helen Berge

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that



Harry & Helen Berge, a married couple,  
personally known to me to be the same person s whose name s are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 6 day of July, 2009  
Commission expires Sept 30, 2009

[Signature]  
NOTARY PUBLIC

This instrument was prepared by Robert Varak, 1833 Center Pt. Cir. #135 Naperville, IL 60563  
(Name and Address)

\*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

MAIL TO { Robert Varak  
(Name)  
1833 Center Point Cir. 135  
(Address)  
Naperville, Illinois 60563  
(City, State, Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Berge Family Trust UAD 6/3/2009  
(Name)  
17022 Judy Ct.  
(Address)  
Oak Forest, IL 60452  
(City, State and Zip)



UNOFFICIAL COPY

EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS, TITLES  
COOK COUNTY, ILLINOIS

GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 9, 2009

Signature: Helen F Berger  
Grantor or Agent

Subscribed and sworn to before me  
By the said Grantor  
This 9<sup>th</sup> day of July, 2009  
Notary Public [Signature]

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 9, 2009

Signature: Helen F Berger  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 9<sup>th</sup> day of July, 2009  
Notary Public [Signature]

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.)