

QUIT CLAIM
DEED IN TRUST



Doc#: 0930056021 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/27/2009 03:13 PM Pg: 1 of 4

Kenneth George Swoyer, Jr. and Melba Graffius Swoyer, husband and wife, of 1006 Harvard Terrace, Evanston, Illinois 60202 for and in consideration of TEN & 00/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEY AND QUITCLAIM, TO KENNETH GEORGE SWOYERS, JR. OR HIS SUCCESSOR IN TRUST, AS THE TRUSTEE OF THE KENNETH GEORGE SWOYER, JR. TRUST DATED

September 8, 1998, as to a one-half (1/2) undivided interest, and TO MELBA GRAFFIUS SWOYER OR HER SUCCESSOR IN TRUST, AS THE TRUSTEE OF THE MELBA GRAFFIUS SWOYER TRUST DATED September 8, 1998, as to a one-half (1/2) undivided interest, as tenants in common, the following described Real Estate situated in the City of Evanston, County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED TO HERETO AND MADE A PART HEREOF

Parcel Identification Numbers (PIN): 11-30 116-015-0000
Address of Real Estate: 1006 Harvard Terrace, Evanston, Illinois 60202

CITY OF EVANSTON
EXEMPTION

Eugene Moore
CITY CLERK

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for 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 to 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 enquire 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 so 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 she/he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

UNOFFICIAL COPY

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons 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.

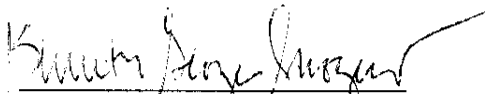
4. In the event of the inability, refusal of the Trustee herein named, to act or upon his or her removal from the County, the successor trustee named IN ACCORDANCE WITH DECLARATION OF TRUST is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named 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.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors 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 21 day of August, 2009.

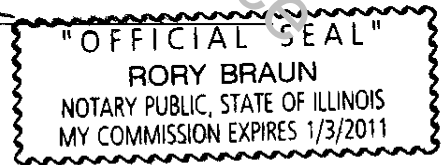

Kenneth George Swoyer, Jr.


Melba Graffius Swoyer

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 Kenneth George Swoyer, Jr. and Melba Graffius Swoyer, personally known to me to be the same persons whose names 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.

IMPRESS SEAL HERE

Given under my hand official seal, this 21 day of August 2009.



This instrument prepared by: Andrew D. Werth and Associates, 2822 Central Street, Evanston, IL 60201
MAIL TO: SEND SUBSEQUENT TAX BILLS TO:

Andrew D. Werth and Associates
2822 Central Street
Evanston, IL 60201

Kenneth and Melba Swoyer
1006 Harvard Terrace
Evanston, IL 60202

RECORDER'S OFFICE BOX NO _____

DEED IN TRUST, page 2

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LEGAL DESCRIPTION

Of the premises commonly known as 1006 Harvard Terrace, Evanston, Illinois 60202
Parcel Identification Numbers (PIN): 11-30-116-015-0000

THE WEST 40 FEET OF LOT 13 IN BLOCK 4 IN EVANSTON HEIGHTS, A SUBDIVISION OF THE NORTHWEST
¼ OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING THE PLAT THEREOF RECORDED ON AUGUST 9, 1893 IN BOOK 59 OF PLATS, PAGE 29 AS
DOCUMENT 1913921, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

This Document Prepared by and
After recording mail to:
Andrew D. Werth & Associates
2822 Central Street
Evanston, IL 60201

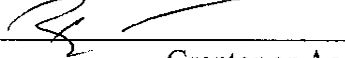
Send Tax Bills to:
Kenneth and Melba Swoyer
1006 Harvard Terrace
Evanston, IL 60201

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor(s) or his/her Agent affirms that, to the best of his/her knowledge, the name of the Grantor(s) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person(s), 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(s) and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: September 1, 2009

Signature: 
Grantor or Agent

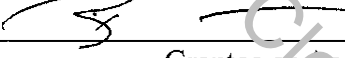
Subscribed and sworn to before me
by the said Rory Braun
September 1, 2009



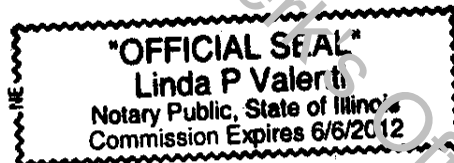
Notary Public 

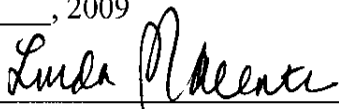
The Grantee(s) or his/her Agent affirms and verifies that the name of the Grantee(s) shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person(s), an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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(s) and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: September 1, 2009

Signature: 
Grantee or Agent

Subscribed and sworn to before me
by the said Rory Braun
September 1, 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.)

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
Sub par. _____ and Cook County Ord. 93-0-27 par. _____
Date _____ Sign. _____