

# UNOFFICIAL COPY



Doc#: 0930618063 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 11/02/2009 03:44 PM Pg: 1 of 5

## QUIT CLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor(s), JOSEF WITTMANN AND KATHARINA WITTMANN, HIS WIFE, of the County of COOK and State of ILLINOIS, for and in consideration of Ten & no/100 Dollars, and other good and valuable considerations in hand paid, Convey(s) and Quitclaim(s) unto JOSEF WITTMANN AND KATHARINA WITTMANN, as co- Trustees under a trust agreement dated the 22nd day of October, 2009, known as THE JOSEF WITTMANN AND KATHARINA WITTMANN DECLARATION OF TRUST, (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:

LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A"  
AND MADE A PART HEREOF

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35ILCS200/31-45  
SUB PAR E AND COOK COUNTY ORD. 93-0-27 PAR. 4.

DATE: 10/22/09

SIGNED: Josef Wittmann  
BUYER, SELLER OR REPRESENTATIVE

Permanent Tax Number: 13-15-112-011-0000

Commonly known as: 4617 N. KENTON, CHICAGO ILLINOIS

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

Full power and authority is hereby granted to said Trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate or any part thereof to a successor or successors in trust and to grant to such

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successor or successors in trust all of the title, estate, powers, and authorities vested in the Trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes, or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said Trustee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the Trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (c) that the 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 all the title, estate rights, powers, authorities, duties, and obligations of its, his, her, or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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.



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## EXHIBIT "A"

Lot Sixteen (16) (except the South Sixteen (16) feet nine (9) inches thereof) in L. B. Shephard's Subdivision of Block Seventeen (17) in Montross, being a Subdivision of the Northwest quarter and the North half of the Southwest quarter of Section 15, and the East half of Lot One (1) of a Subdivision of the North half of Section 16, all in Town 40 North, Range 13, East of the Third Principal Meridian.

Permanent Tax Number: 13-15-1.2-011-0000

Commonly known as: 4617 N. KENTON, CHICAGO ILLINOIS

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

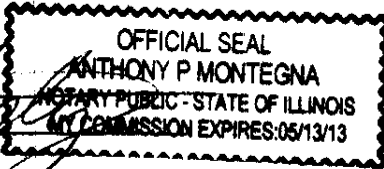
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 10/22/09

Signature Josef Wittmann  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID JOSEF WITTMANN  
THIS 22 DAY OF OCTOBER  
2009

NOTARY PUBLIC [Signature]



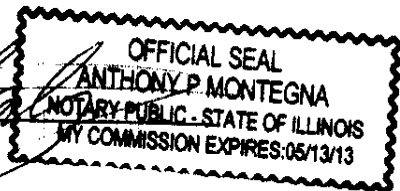
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date 10/22/09

Signature Katharina Wittmann  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID KATHARINA WITTMANN  
THIS 22 DAY OF OCTOBER  
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]