



Doc#: 0936434055 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2009 01:04 PM Pg: 1 of 4

DEED IN TRUST (ILLINOIS)

THE GRANTOR

James P. Miller

divorced and not and not since remarried,

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) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby CONVEYS and Quit Claims to James P. Miller, as Trustee under the terms and provisions of a certain Trust Agreement dated the 20th day of November, 2009 and designated as Trust No. 1, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

See Exhibit A attached with legal description

Permanent Real Estate Index Number(s): 23-05-400-003
Address(es) of real estate: 9102 Archer, Willow Springs, Illinois

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 an 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, deed, 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.

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.

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4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County Jessica Miller 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 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 Grantor _____ hereby waive s_____ and release s_____ 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 2nd day of December, 2009

PLEASE James P. Miller (SEAL) _____ (SEAL)
PRINT OR James P. Miller
TYPE NAMES _____
BELOW _____ (SEAL) _____ (SEAL)
SIGNATURE(S)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that James P. Miller personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 2nd day of December, 2009
Commission expires 2-02 2013 Sheldon Engel

This instrument was prepared by:

SHELDON ENGEL
180 N. LaSalle St., Suite 3015
Chicago, IL 60601



MAIL TO:

SEND SUBSEQUENT TAX BILLS TO

James P. Miller
9102 Archer
Willow Springs, IL

OR

Recorder's Office Box No. _____

This transfer is exempt from the Real Estate Transfer Tax per 35ILCS 200/31-45 (e)

Date 12-2-09

Grantee

James P. Miller

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Property: 9102 Archer, Willow Springs, Illinois **County:** Cook

Legal Description: That part of the Southeast 1/4 of Section 5, Township 37 North, Range 12, East of the Third Principal Meridian, as hereinafter described: beginning at a point in the West line of the Southeast 1/4 of said Section 5, that is 117.29 feet South of the Northwest Corner of the Southeast 1/4 aforesaid; thence southeasterly along the line forming an angle of 44 degrees 49 minutes to the left from said West line of said Southeast 1/4 extended South 140.75 feet to a point in the Northeasterly line of Illinois State Highway Route 4 "A" (Archer Avenue); thence Southwesterly along the said Northeasterly line of said Highway 142.68 feet to a point in the said West line of the said Southeast 1/4; thence 142.68 feet to a point said West line of the said Southeast 1/4; thence North along said West line of the said Southeast 1/4 202.29 feet to the point of beginning, in Cook County, Illinois.

Permanent Index Number(s): 23-05-400-003

Exhibit A

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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 12/2, 2009 Signature: James P. Miller
Grantor or Agent

Subscribed and sworn to before me by the said James P. Miller this 2nd day of December, 2009.
Notary Public Sheldon Engel



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 12/21, 2009 Signature: James P. Miller
Grantee or Agent

Subscribed and sworn to before me by the said James P. Miller this 2nd day of December, 2009.
Notary Public Sheldon Engel



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.)