

UNOFFICIAL COPY



Doc#: 1006234066 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/03/2010 01:59 PM Pg: 1 of 7

QUITCLAIM DEED IN TRUST

This instrument prepared by and to be returned following recording to Martin J. Freed, Esq., 131 South Dearborn Street, Suite 1700, Chicago, Illinois 60603.

This space reserved for Recorder's use only.

THIS INSTRUMENT WITNESSETH, That the undersigned Grantors, being all of the heirs and/or distributees of the estates of JOSEPH GARFIEN and REVA GARFIEN, both deceased, as to the real property described herein, individually, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid, do hereby convey and quitclaim unto CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 171 North Clark Street, Chicago, Illinois 60202, as Successor Trustee under the provisions of a trust agreement dated the 29th day of April, 1998, known as Trust Number 123988-06, the following described real estate in the County of Cook, State of Illinois, to wit:

LOTS 10 AND 11 IN BLOCK 11 OF CALUMET AND CHICAGO CANAL AND DOCK COMPANY'S SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST AND NORTH OF RAILROAD, IN COOK COUNTY, ILLINOIS

PINs: 25-02-425-001, -002

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys and 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; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of one hundred ninety-eight (198) years, and to renew or extend leases upon any terms and

CERTIFICATE OF EXEMPTION FROM TRANSFER TAX

I hereby declare that the within Quitclaim Deed in Trust represents a transaction exempt under paragraph (e) of §31-45 of the provisions of the Illinois Real Estate Transfer Tax Act, 35 ILCS 200/31-45(e).

Date

2/15/10

Martin J. Freed, Esq.

UNOFFICIAL COPY

for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or time 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 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 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.

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 obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of said trust agreement have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any 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 all 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 to said real estate as such, but only in interest in the earnings, avails and proceeds thereof as aforesaid.

And each of the said grantors hereby expressly waives and releases 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.

This indenture may be signed by the undersigned grantors in one or more counterparts and each such counterpart shall be fully effective as if each signed a single, original instrument.

IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hand and seal.

[Signatures appear on the following pages.]

UNOFFICIAL COPY

Mark E. Garfien
Mark E. Garfien

Sharlene Garfield
Sharlene Garfield

Barbara Garfien

Deborah Garfien Morris
Deborah Garfien Morris

Charles Garfien
Charles Garfien

James Garfield
James Garfield

Craig Garfield
Craig Garfield

Joseph Garfield
Joseph Garfield

Elena Garfield
Elena Garfield

Nessia Berner

Catherine Berner

Julia Berner

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the State aforesaid, Do Hereby Certify that the Grantors Mark E. Garfien, Deborah Garfien Morris, Sharlene Garfield, James Garfield, Craig Garfield, Joseph Garfield, Elena Garfield and Charles Garfien, named in the foregoing instrument, each of whom is presently located in the County of Cook, State of Illinois, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Grantors and, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 28th day of May, 2009.

Official Seal
Denise Piotrowski
Notary Public State of Illinois
My Commission Expires 05/02/2010
Denise Piotrowski

UNOFFICIAL COPY

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 and hold title to real estate under the laws of the State of Illinois.

Date: 2/15/10

Signature: *[Handwritten Signature]*
Grantor or Agent

SUBSCRIBED and SWORN to before me on .

[Faint Notary Seal]
(Impress Seal Here)

Denise Pietrowski
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.

Date: 2/15/10

Signature: *[Handwritten Signature]*
Grantee or Agent

SUBSCRIBED and SWORN to before me on .

(Impress Seal Here)

Denise Pietrowski
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 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 Act.]