

UNOFFICIAL COPY

QUIT CLAIM DEED

THE GRANTOR, SUSAN G. TAVES, Trustee of the SUSAN G. TAVES REVOCABLE TRUST u/a/d March 16, 2009, of the Village of Glencoe, County of Cook, State of Illinois for the consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to SUSAN G. TAVES of 350 Woodlawn Avenue, Glencoe, IL 60022, all interest in the following described Real Estate, situated in Cook County, and commonly known as 350 Woodlawn, Glencoe, IL 60022, and legally described as:



Doc#: 1010612182 Fee: \$40.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 04/16/2010 02:48 PM Pg: 1 of 3

LOT 23 IN KING'S SUBDIVISION OF LOTS 1 TO 5 AND 11 IN HUBBARD WOODS VILLAS IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 22 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THE TERMS AND CONDITIONS APPEARING ON THE NEXT PAGE OF THIS INSTRUMENT ARE MADE A PART HEREOF.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(e)

Susan G. Taves
 Agent

Date 4/2/2010

Permanent Real Estate Index Number: 05-17-107-004-0000
 Address of Real Estate: 350 Woodlawn Avenue, Glencoe, IL 60022

DATED this 2 day of April, 2010.

Susan G. Taves (SEAL)
 SUSAN G. TAVES, Trustee of the
 SUSAN G. TAVES REVOCABLE TRUST
 u/a/d March 16, 2009

FIRST AMERICAN TITLE
 ORDER# 203885

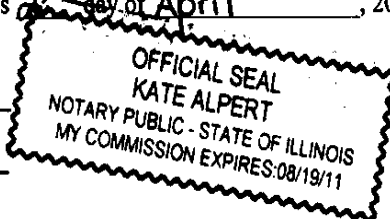
State of Illinois, County of Cook. SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Susan Taves is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 2 day of April, 2010

Commission expires 8/19/2011

Kate Alpert
 NOTARY PUBLIC



This instrument was prepared by: Frank R. Cohen, Deutsch, Levy & Engel, Chartered, 225 W. Washington Street Suite #1700 Chicago, IL 60606
Mail To: Frank R. Cohen, Deutsch, Levy & Engel, Chartered, 225 W. Washington Street Suite #1700 Chicago, IL 60606
Send Subsequent Tax Bills To: Susan Taves, 350 Woodlawn, Glencoe, Illinois, 60022

C.F.
 2/166

UNOFFICIAL COPY

TERMS AND CONDITIONS

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 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 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 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.

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 this trust 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 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 all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

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.

UNOFFICIAL COPY



First American

First American Title Insurance Company
27775 Diehl Road
Warrenville, IL 60555
Phone: (630)799-7100
Fax: (866)225-0823

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: April 02, 2010

Signature: _____

Grantor or Agent

Subscribed and sworn to before me by the said _____, affiant, on April 02, 2010.

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.

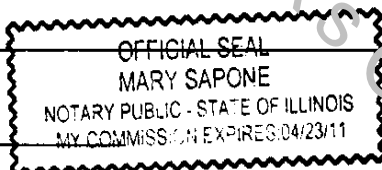
Dated: April 02, 2010

Signature: _____

Grantee or Agent

Subscribed and sworn to before me by the said _____, affiant, on April 02, 2010.

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.)