

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST (ILLINOIS)

THIS INDENTURE WITNESSETH, That the Grantor, Shari Johnson of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN & 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, **CONVEYS AND QUIT CLAIM unto CHICAGO TITLE LAND TRUST COMPANY, 171 North Clark, Chicago, Illinois, 60601, as Trustee under the provisions of a Trust Agreement dated March 22, 2010 and known as Trust Number 8002354795**, the following described Real Estate in the County of Cook and State of Illinois, to wit:



Doc#: 1011140049 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/21/2010 10:34 AM Pg: 1 of 4

SEE ATTACHED LEGAL DESCRIPTION

PERMANENT TAX NUMBER: 16-14-412-024-0000

ADDRESS OF REAL ESTATE: 819 S. Central Park Ave, Chicago, Ill. 60624

**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 are hereby granted to said trustee to improve, manage, protect, and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; 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 present or in 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 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 times 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 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.

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 an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor 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.

IN WITNESS WHEREOF, the Grantors aforesaid has hereunto set their hand and seal this day of March 22, 2010.

BOX 334 CTT

308  
161

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Shari A. Johnson (SEAL)  
Shari Johnson, GRANTOR

\_\_\_\_\_(SEAL)  
GRANTOR

State of Illinois )  
                          ) ss.  
County of Cook )

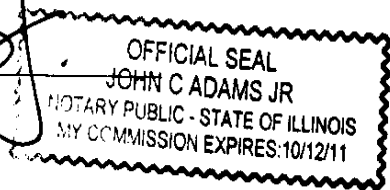
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that

**Shari Johnson**

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 acts, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of March 2010.

John C. Adams Jr.  
NOTARY PUBLIC  
My Commission Expires: \_\_\_\_\_



Property of Cook County Clerk's Office

**MAIL TO:** Chicago Title Trust Company  
Trust No.  
171 North Clark Street  
Chicago, IL 60601

**SEND SUBSEQUENT TAX BILLS TO:**  
Shari Johnson  
819 S. Central Park Ave.  
Chicago, IL 60627

Exempt under provisions of Paragraph E, Section 31-63,  
Real Estate Transfer Tax Act.

4/7/10  
Date

[Signature]  
Buyer, Seller or Representative

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## EXHIBIT "A" LEGAL DESCRIPTION

### PARCEL 1:

LOT 22 IN HOMAN SQUARE PHASE THREE, BEING A RESUBDIVISION OF LOTS 1 THROUGH 48, INCLUSIVE, AND THE VACATED 16 FEET EAST/WEST ALLEY IN BLOCK 9 IN E.A. CUMMINGS AND CO.'S CENTRAL PARK AVENUE ADDITION, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 12, 1996 AS DOCUMENT NUMBER 96534799, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS IN, OVER AND ACROSS LOT 57 AS CREATED AND SET OUT IN THE PLAT OF SUBDIVISION RECORDED JULY 12, 1996 AS DOCUMENT NUMBER 96534799 AND THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR HOMAN SQUARE HOMEOWNERS' ASSOCIATION RECORDED JUNE 27, 1994 AS DOCUMENT NUMBER 94558398 AND AMENDED AS DOCUMENT NUMBERS 94930840, 95190932, 95552590, 96476893, 96605103 AND 96971447.

COMMONLY KNOWN AS: 819 S. CENTRAL PARK  
CHICAGO, ILLINOIS 60624

TAX I.D. NUMBER: 16-14-412-024

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 APR 07 2010

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
dated APR 07 2010

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

Dated APR 07 2010

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
by the said \_\_\_\_\_  
dated APR 07 2010

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**