

# UNOFFICIAL COPY

THIS INSTRUMENT WAS  
PREPARED BY AND  
RETURN TO:

Harry B. Rosenberg Esq.  
Reed Smith LLP  
10 South Wacker Drive  
Suite 4000  
Chicago, Illinois 60606-7507



Doc#: 1012316001 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/03/2010 08:15 AM Pg: 1 of 6

QUIT CLAIM  
DEED IN TRUST

THIS INDENTURE made this 14 day of April, 2010, between John A. Hefferon, a married person, of 644 West Webster, Chicago, Illinois, Grantor, and John A. Hefferon, as trustee or his successors in trust of the John A. Hefferon Declaration of Trust dated April 14, 2010, whose post office address is 644 West Webster, Chicago, Illinois, Grantee.

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby Remise, Release and Quit Claim unto Grantee all right, title and interest in the following described land, situate, lying and being in Cook County, Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

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 each 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

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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 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 were duly authorized to execute 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, duties and obligations of its, his, her or their predecessor in trust.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

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John A. Hefferon  
John A. Hefferon

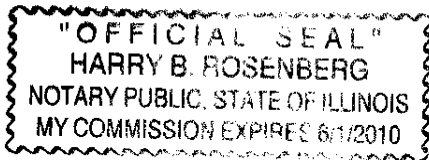
STATE OF ILLINOIS     )  
  )     SS.  
COUNTY OF LAKE     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John A. Hefferon, a married person whose name is 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.

Given under my hand and official seal, this 14 day of April, 2010.

Harry B. Rosenberg  
Notary Public

My Commission Expires: 6-1-10



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## EXHIBIT A

### LEGAL DESCRIPTION

#### PARCEL 1:

DWELLING PARCEL B, STORAGE PARCEL B AND GARAGE PARCEL B COMBINED: LOT 6 (EXCEPTING THE SOUTH 53.59 FEET AND EXCEPTING THE NORTH 7.23 FEET OF THE SOUTH 99.17 FEET OF THE WEST 3.96 FEET OF THE EAST 6.96 FEET THEREOF AND ALSO EXCEPTING THE NORTH 22.35 FEET OF THE WEST 10.34 OF THE EAST 13.76 FEET THEREOF) IN S.M. WILSON'S SUBDIVISION OF THE WEST 1/2 OF BLOCK 10 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 33, TOWNSHIP 49 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS, AND ELEVATED WALKWAY FOR THE EXCLUSIVE USE AND BENEFIT OF DWELLING PARCEL B (PARCEL 1 ABOVE) OVER, ACROSS AND UPON THE NORTH 7.35 FEET OF THE SOUTH 99.17 FEET OF THE WEST 3.96 FEET OF THE EAST 6.96 FEET OF LOT 6 (AFORESAID SAID EASEMENT LYING ABOVE PLUS 28.43 CHICAGO CITY DATUM, AS SET FORTH IN DECLARATION OF EASEMENTS AND COVENANTS BY THE BETWEEN EXCHANGE NATIONAL BANK OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 34710 AND ROSELLE STATE BANK, AS TRUSTEE UNDER TRUST NUMBER 10556 DATED MAY 11, 1979 AND RECORDED ON JUNE 19, 1979 AS DOCUMENT 25011442 AND AS CREATED BY DEED DATED MAY 10, 1979 AND RECORDED JUNE 19, 1979 AS DOCUMENT NUMBER 25011443 IN COOK COUNTY, ILLINOIS.

#### PARCEL 3:

AN EASEMENT FOR ROOF DECK AND PATIO FOR THE EXCLUSIVE USE AND BENEFIT OF DWELLING PARCEL B (PARCEL 1 ABOVE) OVER, ACROSS AND UPON THE NORTH 22.35 FEET OF THE WEST 10.84 FEET OF THE EAST 13.76 FEET OF LOT 6 AFORESAID, SAID EASEMENT LYING ABOVE PLUS 29.01 CHICAGO CITY DATUM, AS SET FORTH IN AFORESAID DECLARATION RECORDED ON JUNE 19, 1979 AS DOCUMENT 25011442 AND AS CREATED BY DEED DATED MAY 10, 1979 AND RECORDED JUNE 19, 1979 AS DOCUMENT NUMBER 25011443 IN COOK COUNTY, ILLINOIS.

#### PARCEL 4:

A NON EXCLUSIVE EASEMENT FOR THE USE AND REPLACEMENT OF ALL SEWER AND WATER FACILITIES AND ANY PLUMBING, ELECTRICAL, TELEPHONE, HEATING, COOLING, VENTILATING OR OTHER PIPING, LINES, DUCTS, CONDUITS AND OTHER FACILITIES, IF ANY, AS NOW LOCATED, RUNNING ACROSS OR UNDER ANY PORTION OF PARCELS 1 FOR THE SERVICING AND USE OF ANY

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PORTION OF PARCELS B TOGETHER WITH AN EASEMENT FOR REASONABLE INGRESS AND EGRESS FOR PERSONS, MATERIALS AND EQUIPMENT TO THE EXTENT NECESSARY TO MAINTAIN EASEMENTS GRANTED AT PARCELS 2, 3 AND 4 ABOVE, THE IMPROVEMENTS NOW LOCATED ON DWELLING, STORAGE AND GARAGE PARCELS, B OVER AND UPON DWELLING AND STORAGE AND GARAGE PARCELS 1 AS SET FORTH IN AFORESAID DECLARATION RECORDED JUNE 19, 1979 AS DOCUMENT 25011442 AND AS CREATED BY DEED DATED MAY 10, 1979 AND RECORDED JUNE 19, 1979 AS DOCUMENT NUMBER 25011443, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 644 WEST WEBSTER, CHICAGO, IL

PERMANENT INDEX NUMBER: 14-33-109-053

Mail Tax Bills To: John A. Hefferon  
644 West Webster  
Chicago, Illinois 60614

Exempt under provisions of paragraph E, Section 31-45  
Real Estate Transfer Tax Law.

4/23/10      d. Michele, agent  
Date              Buyer, Seller or Representative

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## STATEMENT OF GRANTOR/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 23, 2010 Signature: Harry B. Rosenberg, agent  
Grantor or Agent

Subscribed and sworn to before me by the said agent this 23<sup>rd</sup> day of April, 2010.

Notary Public Lynn A. Nichols

OFFICIAL SEAL  
LYNN A. NICHOLS  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 07/31/2011

The grantee 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 23, 2010 Signature: Harry B. Rosenberg, agent  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 23<sup>rd</sup> day of April, 2010.

Notary Public \_\_\_\_\_

OFFICIAL SEAL  
LYNN A. NICHOLS  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 07/31/2011

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