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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#: 1013734012 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/17/2010 08:43 AM Pg: 1 of 5

QUIT CLAIM DEED IN TRUST

THIS INSTRUMENT made this 30th day of April, 2010, between Catherine Cappel (a/k/a Catherine Taylor Cappel) and Jeff Cappel, husband and wife, of 1002 Monroe, River Forest, Illinois, Grantor, and Catherine Taylor Cappel, as trustee or her successors in trust under the Catherine Taylor Cappel Revocable Trust dated March 2, 2001, as amended and restated from time to time, whose post office address is 1002 Monroe, River Forest, 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

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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 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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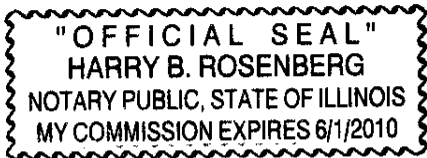
Catherine Cappel
 Catherine Cappel
 (a/k/a Catherine Taylor Cappel)

Jeff Cappel
 Jeff Cappel

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 Catherine Cappel (a/k/a Catherine Taylor Cappel), and Jeff Cappel, husband and wife, 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 act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of April, 2010.



Harry B. Rosenberg
 Notary Public
 My Commission Expires: 6-1-10

UNOFFICIAL COPY**EXHIBIT A****LEGAL DESCRIPTION****PARCEL 1:**

THAT PART OF LOTS 16 AND 17 IN BLOCK 4 OF SCOVILLE AND NILES ADDITION TO OAK PARK, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A 1/2 INCH CAPPED IRON PIPE SITUATED AT THE NORTH EAST CORNER OF LOT 16; THENCE SOUTH 0 DEGREES, 00 MINUTES, 00 SECONDS EAST (ON AN ASSUMED BEARING) 72.16 FEET ALONG THE EASTERLY LINES OF LOTS 16 AND 17; THENCE SOUTH 89 DEGREES, 50 MINUTES, 58 SECONDS WEST 43.57 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES, 10 MINUTES 52 SECONDS EAST 72.40 FEET TO THE NORTHERLY LINE OF LOT 16; THENCE SOUTH 89 DEGREES, 15 MINUTES, 16 SECONDS EAST 43.34 FEET ALONG THE NORTHERLY LINE OF LOT 16 TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 0 DEGREES, 00 MINUTES, 00 SECONDS EAST 72.16 FEET ALONG THE EASTERLY LINES OF LOTS 16 AND 17 TO A LINE DRAWN NORTH 89 DEGREES, 5 MINUTES, 58 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES, 50 MINUTES, 58 SECONDS WEST 43.57 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NONEXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, PARTY WALL RIGHTS AND ROOF MAINTENANCE FOR OAK PARK TOWNHOMES RECORDED DECEMBER 31, 1991 AS DOCUMENT 91689392, OVER THAT PART OF LOTS 16 AND 17 IN BLOCK 4 OF SCOVILLE AND NILES ADDITION TO OAK PARK, AFORESAID, SPECIFICALLY DEPICTED ON THE PLAT OF SURVEY ATTACHED TO SAID DECLARATION, AND AS CREATED BY THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1989 AND KNOWN AS TRUST NUMBER 10-93956 TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 114997-04 RECORDED FEBRUARY 10, 1992 AS DOCUMENT 92083485.

COMMON ADDRESS: 235 MARION, OAK PARK, IL 60302

PERMANENT INDEX NUMBER: 16-07-308-054-0000

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

Mail Tax Bills To: Catherine Taylor Cappel
1002 Monroe
River Forest, Illinois 60305

5/10/16
Date

A. Michael agent
Buyer, Seller or Representative

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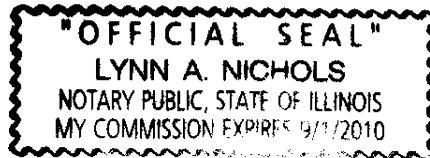
STATEMENT OF GRANTOR/GRANTEE

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 May 10, 2010 Signature: *Harry B. Rosenberg*
Grantor or Agent *lv*

Subscribed and sworn to before me by the said agent this 10th day of May, 2010.

Notary Public *Lynn A. Nichols*

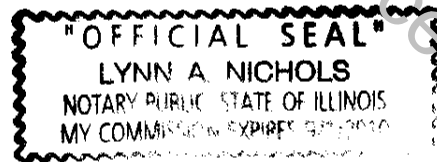


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 May 10, 2010 Signature: *Harry B. Rosenberg*
Grantee or Agent *lv*

Subscribed and sworn to before me by the said agent this 10th day of May, 2010.

Notary Public *Lynn A. Nichols*



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.