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10218540050

QUIT CLAIM DEED IN TRUST

Doc#: 1021854005 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/06/2010 02:01 PM Pg: 1 of 5

THIS INDENTURE WITNESSETH, That the grantors, GUILBERT GOLZ and PALMA GOLZ, husband and wife, of 1020 N Harlem, Unit D-3, River Forest, Cook County, Illinois, for and in consideration of TEN & 00/100 DOLLARS, conveys and quit claims unto GUILBERT GOLZ and PALMA GOLZ as Trustees of the GUILBERT & PALMA GOLZ FAMILY TRUST dated August 3, 2010, the following described real estate in the County of Cook, State of Illinois, to wit:

SEE ATTACHED

SUBJECT TO: Covenants, conditions and restrictions of record.
Property Address: 1020 N. Harlem, Unit D-3, River Forest, Illinois 60305
PARCEL: 15-01-406-032-1016

COUNTY - ILLINOIS STAMPS

Exempt Under Provision of Paragraph E, Section 4,
Real Estate Transfer Act

Date: August 3, 2010

Signature: [Handwritten Signature]

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 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

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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, 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 trust 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 waive(s) 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 have hereunto set their hand and seal this 3rd day of August, 2010


GUILBERT GOLZ


PALMA GOLZ

GRANTEES ADDRESS: 1020 N. Harlem, Unit D-3, River Forest, IL 60305

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STATE OF ILLINOIS

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SS

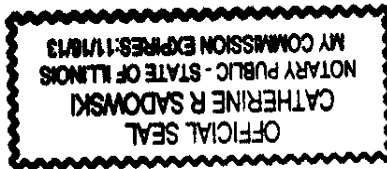
COUNTY OF COOK

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I, Catherine R. Sadowski, a Notary Public in and for said County, in the State aforesaid, do hereby certify that GUILBERT GOLZ and PALMA GOLZ, 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 3rd day of August, 2010

Catherine R. Sadowski
NOTARY PUBLIC

**Prepared By:**

HAROLD T. ROHLFING
THE LAW OFFICE OF HAROLD T. ROHLFING, P.C.
1010 Lake Street, Suite 605
Oak Park IL 60301

Mail Recorded Deed To:

HAROLD T. ROHLFING
THE LAW OFFICE OF HAROLD T. ROHLFING, P.C.
1010 Lake Street, Suite 612
Oak Park IL 60301

Mail Tax Bill To:

GUILBERT GOLZ and PALMA GOLZ,
1020 N. Harlem, Unit D-3
River Forest, IL 60305

WT.Golz.Deed in trust

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PARCEL 1: UNIT D-3, IN LANDERS HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF LOT 10 AND THE NORTH ½ OF LOT 11, TOGETHER WITH ALL OF THE VACATED ALLEY LYING WEST OF THE ADJOINING LOT 10 AND NORTH ½ OF LOT 11, ALL IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGUES ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTH EAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25646856, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES 15 AND 16, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM AS AFORESAID RECORDED AS DOCUMENT 25646856, IN COOK COUNTY, ILLINOIS.

Pin 15-01-406-032-1016

Property Address: 1020 N Harlem Unit D-3 River Forest, IL

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STATEMENT BY GRANTOR AND GRANTEE

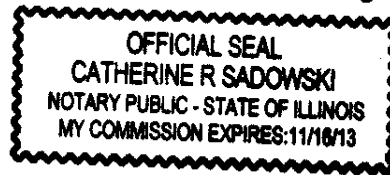
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 August 3, 2010

Signature Harold R. Ruffing

Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Harold Ruffing
THIS 3rd DAY OF August
2010.



NOTARY PUBLIC Catherine R. Sadowski

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 August 3, 2010

Signature Harold R. Ruffing

Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME
BY THE SAID Harold Ruffing
THIS 3rd DAY OF August
2010.



NOTARY PUBLIC Catherine R. Sadowski

Note: Any person who knowingly submits a false statement concerning the identify 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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DEPUTY VILLAGE CLERK OF VILLAGE OF RIVER FOREST American Legal Forms

Nancy A. Wille

(312) 332-1922
Form No. 342