

UNOFFICIAL COPY

Quit Claim  
Deed in Trust



Doc#: 1024231120 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/30/2010 04:25 PM Pg: 1 of 2

(The Above Space For Recorder's Use Only)

THIS INDENTURE WITNESSETH, that the Grantor **James E. Degnan, Jr., a widower and not remarried**, of the County of Lake and State of Illinois, for and in consideration of **One Dollar (\$1.00)** and other good and valuable consideration in hand paid, Conveys and Quit Claims to **James E. Degnan, Jr., as Trustee of the James E. Degnan, Jr. Trust Agreement dated September 17, 2008** all right, title and interest in the below described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 33 IN NORTH BROOK ESTATES UNIT NUMBER 3, BEING A SUBDIVISION IN SECTIONS 9 AND 10, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES IN COOK COUNTY, ILLINOIS ON FEBRUARY 24, 1955 AS DOCUMENT 16158263.

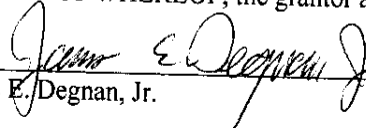
Subject to covenants, conditions, restrictions of record; easements; general real estate taxes for 2009 and subsequent years; Together with all the appurtenances and privileges thereunto belonging or appertaining.

Commonly Known As: **1953 Thornwood Lane, Northbrook, Illinois 60062**  
Permanent Index No.: **04-10-113-010-0000**

THE UNDERSIGNED AGREES THAT THE ADDITIONAL TERMS AND PROVISIONS ON THE REVERSE SIDE HEREOF SHALL CONSTITUTE A PART OF THIS QUIT CLAIM DEED IN TRUST AND ARE INCORPORATED HEREIN.

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 sales on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 27 day of June, 2010.

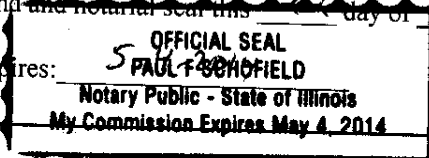
 (SEAL)  
James E. Degnan, Jr.

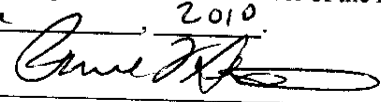
State of Illinois — County of Cook — ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **James E. Degnan, Jr., a widower and not remarried**, 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 he signed, sealed and delivered the said instrument as his 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 27 day of June, 2010.

My Commission Expires:





NOTARY PUBLIC

MAIL DEED TO:  
Paul F. Schofield  
30 W. Monroe St., Suite 710  
Chicago, IL 60603

ADDRESS OF PROPERTY  
1953 Thornwood Lane  
Northbrook, Illinois 60062

208  
167

**UNOFFICIAL COPY**

**TO HAVE AND TO HOLD** the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given 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 subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or to be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments, 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

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," "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

This is an exempt transfer pursuant to 35 ILCS 200/31-45(e) of the Illinois Real Estate Transfer Tax Act.

*Paul F. Schofield*      6-22-2010  
Grantor or Grantor's Agent      Date

THIS INSTRUMENT WAS PREPARED BY:

**Paul F. Schofield**  
30 W. Monroe St., Suite 710  
Chicago, IL 60603

MAIL SUBSEQUENT TAX BILLS AND DELIVER DEED TO:

**James E. Degan, Jr.**  
691 Sheffield Court,  
Lake Forest, IL 60045

REAL ESTATE TRANSFER

08/30/2010



COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00

04-10-113-010-0000 | 20100801600721 | CFPKCK