

# UNOFFICIAL COPY

## DEED IN TRUST QUIT CLAIM DEED



Doc#: 1025350012 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/10/2010 01:18 PM Pg: 1 of 3

**THIS INDENTURE WITNESSETH**, that the **GRANTOR, MARJORIE S. ERICKSON**, widowed and not remarried, of 1875 Old Willow Rd, Unit 112, Northfield, the County of Cook and State of Illinois, for and in consideration of the sum of TEN Dollars (\$10.00) and other good and valuable considerations, receipt of which is hereby duly acknowledged,

**CONVEYS and QUIT-CLAIMS** unto **SUBURBAN BANK & TRUST COMPANY**, a Corporation of Illinois who address is 9901 S. Western Avenue Chicago, IL 60643 as Trustee under the provisions of a certain Trust Agreement dated September 9, 2010 and known as Trust Number 74-4383 the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

### LEGAL DESCRIPTION:

Unit 112 in the Middlefork Woods Condominiums delineated on the Plat of Survey on the following described parcel of real estate:

Lot 1 in the Final Plat of Old Willow Subdivision, of that part of the Northern Quarter of Section 24, Township 42 North Range 12 East of the Third Principal Meridian, in Cook County, Illinois, recorded May 6, 1999 as Document Number 987373125;

Reserved for Recorder's Use Only)

Which Plat of Survey is attached as "Exhibit E" to the Declaration of Condominium recorded in the Office of the Recorder of Deeds of Cook County, Illinois on May 14, 1999 as Document 99470406, as amended from time to time, together with its undivided interest in said parcel (excepting from said parcel all the property and space comprising the units thereof as defined and set forth in said Declaration and Plat of Survey), together with storage space limited common element S-5 and garage parking space limited common elements P-12 and P-13, all in Cook County, Illinois.

**Commonly Known as: 1875 Old Willow Rd, Northfield, Illinois 60093**

**Property Index Numbers: Part of 04-24-216-009-1062, 04-24-219-040, 04-24-215-041**  
together with the tenements and appurtenances thereto belonging.

**THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART HEREOF.**  
Exempt under provisions of Paragraph 200(c), Section 31-45, Property Tax Code

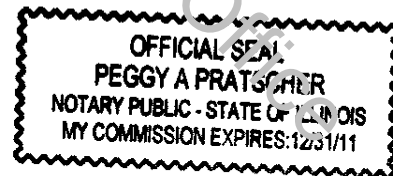
x Marjorie S. Erickson  
Seal: Marjorie S. Erickson

Date: 9/10/10

And the said grantor hereby waiving and releasing any and all rights or benefits under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD SAID PREMISES, any and all interest forever,

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 10 day of September, 2010.

x Marjorie S. Erickson  
Seal: Marjorie S. Erickson



STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, PEGGY A. PRATSCHER, an attorney and a Notary Public in and for said County, in the State of Illinois, do hereby certify MARJORIE S. ERICKSON, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that MARJORIE S. ERICKSON signed, sealed and delivered said instrument as her free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal this 10 day of September, 2010  
Peggy A. Pratscher  
NOTARY PUBLIC

Prepared By:  
Peggy Pratscher, Peggy A. Pratscher, Ltd.  
2100 Manchester Rd, Suite 501A  
Wheaton, IL 60187

Mail To:  
Peggy Pratscher, Peggy A. Pratscher, Ltd.  
2100 Manchester Rd, Suite 501A  
Wheaton, IL 60187

Mail Subsequent Tax Bills To:  
Marjorie S. Erickson  
1875 Old Willow Rd, Unit 112  
Northfield, IL 60093

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## TERMS AND CONDITIONS

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys, to vacate any subdivision or part thereof, and to resubdivide said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, 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 real estate, 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 real estate or any part thereof, and to deal with 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 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency or 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (*including the Recorder of Deeds of the aforesaid county*) 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 or in trust.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (*and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof.*) All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any other dispositions 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45	
sub par. <u>  e  </u>	and Cook County Ord. PC 0-27 per. <u>  e  </u>
Date <u>  9/10/10  </u>	By <u>  Peggy A. Pouch  </u>

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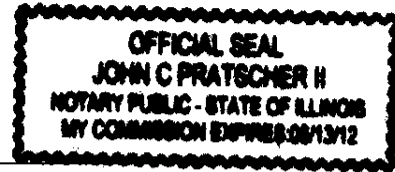
## STATEMENT BY GRANTOR AND GRANTEE EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed 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 9/ 10 /10

Signature *John C Pratscher*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID REGINA PRATSCHER  
THIS 10 th DAY OF September,  
2010.



NOTARY PUBLIC *John C Pratscher*

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.

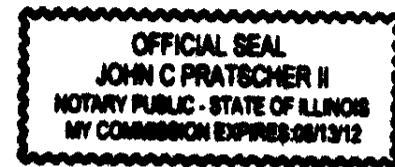
Dated X

Signature *John C Pratscher*  
Grantee or Agent

Dated 9/ 10 /10

Signature X  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID REGINA A PRATSCHER  
THIS 10 th DAY OF September,  
2010.



NOTARY PUBLIC *John C Pratscher*

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.

[Attached 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.]