

UNOFFICIAL COPY



Doc#: 1029439000 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/21/2010 09:09 AM Pg: 1 of 5

QUIT CLAIM DEED IN TRUST

MAIL TO & PREPARED BY:
ROBERT G. ROBINSON, 1200
Harger Road, Ste 830, Oak
Brook, IL 60523-1822

Send subsequent tax bills
to: Sandra J. Price, PO BOX
989, Tustin, CA 92781

GRANTOR(S), Sandra J.
Price, a married person, of
the City of Tustin, County
of Orange, State of
California for and in
consideration of

Ten Dollars (\$10.00) and other good and valuable
consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to GRANTEE(S)
Sandra J. Price, as Trustee of the Sandra J. Price Trust u/t/a dated
August 25, 2005, of the City of Tustin, County of Orange, State of
California all interest in the following described Real Estate situated
in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A

Permanent Tax No: 14-21-313-061-1001
Commonly Known as: 751 West Melrose, Chicago, Illinois

EXEMPT UNDER PROVISION OF SECTION 31-45 OF THE ILLINOIS REAL ESTATE
TRANSFER TAX LAW.

Sandra J. Price (Date) 8/9/10

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 are hereby granted to said trustee to
improve, manage, protect and subdivide said premises or any part thereof:
to dedicate parks, streets, highways or alleys; 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 in
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

UNOFFICIAL COPY

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 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.

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

UNOFFICIAL COPY

and provided.

And the said grantor(s) hereby expressly waive and release 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.

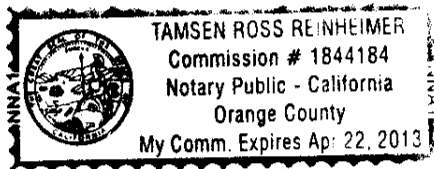
This Deed dated this 9th day of August, 2010.

Sandra J. Price
Sandra J. Price

State of California, County of Orange ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sandra J. Price, personally known to me to be the same person(s) whose name(s) (s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/~~she~~/~~they~~ signed, sealed and delivered the said instrument as his/~~her~~/~~their~~ 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 official seal, this 9th day of August, 2010.

Commission expires Apr 22, 2013 Tamsen Ross Reinheimer
Notary Public



Orange County Clerk's Office

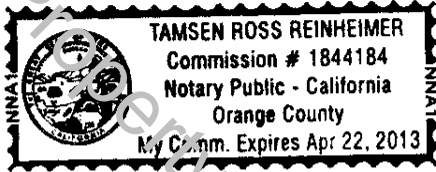
UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange } ss.

On 8/9/10 before me, Tamsen Ross Reinheimer **Notary Public**
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Sandra J. Price
Name(s) of Signer(s)



personally known to me
 proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Quit claim Deed in Trust

Document Date: 8/9/10 Number of Pages: 3

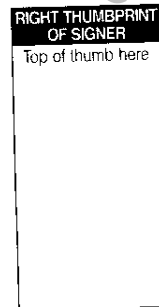
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing: _____



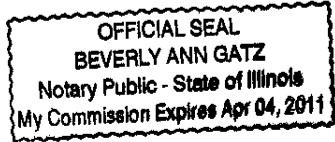
UNOFFICIAL COPY

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 8/24, 2010 Signature: [Handwritten Signature]
Grantor or Agent

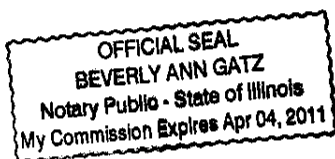
Subscribed and sworn to before me by the said AGENT this 24th day of AUGUST 2010.
Notary Public Beverly Ann Gatz



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 8/24, 2010 Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me by the said AGENT this 24th day of AUGUST, 2010.
Notary Public Beverly Ann Gatz



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.