## UNOFFICIAL COPY

QUIT CLAIM
DEED IN TRUST

Doc#: 1032831008 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 11/24/2010 09:59 AM Pg: 1 of 3

The above space for recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor

CHICAGO LAND SALES COMPANY

of the County of

COOK

and State of

**ILLINOIS** 

for and in consideration of

\$10 Dollars, and other good and

valuable considerations in hand paid, Convey and Quit Claim unto the WESTERN SPRINGS NATIONAL BANK AND TRUST, a national banking association, whose cidness is 4456 Wolf Road, Western Springs, Illinois 60558, as Trustee under the provisions of a trust agreement dated the 10<sup>th</sup> day of February, 2004, known as Trust Number 4038 the following described Real estate in the County of Cook and State of illinois, to-wit:

Lots 17 and 29 to 31 in Block 6 in Croissant Park Markham 8th Addition, being a Subdivision of the South 1/2 of Section 13, Township 36 North, Range 13, East of the Third Principal Meridian, South of the Indian Boundary line, in Cook County, Illinois.

Permanent Index Number: 28-13-326-025-0000, 28-13-326-025-0000, 28-13-326-027-0000 & 28-13-326-032-0000

TO HAVE AND TO HOLD the said premises with the appurtenances up on 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 self 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 in stee, 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 terms 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 property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, conjevor 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 thereafter.

In no case shall any party dealing with said trustee in relation to said premises and 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 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 and provided.

And the said grantor height 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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President, and attested by its Secretary, this 23<sup>rd</sup> of November, 2010.

HICAGO LAND SALES COMPANY

State of Illinois SS County of Cook )

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Timothy T. Balin, personally known to me to be the President of CHICAGO LAND SALES COMPANY, an illinois Corporation, and Timothy T. Balin personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that such President and Secretary, signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this November 23, 2010.

Commission Expires

OFFICIAL SEAL JOSEPHINE OSBORNE

> 4456 Wolf Road, Western Springs, IL 60558

Mail subsequent real estate tax bills to: Street address of above described property

After recording return to:

WESTERN SPRINGS NATIONAL BANK

TRUST

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W. C. Y	AND
WSN	Land Trust Departm

AND THE PROPERTY OF THE PROPER
Exempt under Real Estate Transfer Tax Law 35 ILCS 260/31-45
Exempt under Real Estate Transfer Tax Law 35 ILCS 280/31-45 sub par and Cook County Ord. 95-0-27 par
Date 11/24/0 Sign. MadeWM
Date 117 July Sign.

NOTARY PUBLIC

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## **UNOFFICIAL COPY**

## 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 assignment of beneficial interest in land trust is either a. natural person, and 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 NOVEMBER 23, 20 10 Signature June 2
Subscribed and sworn to before  Me by the said TIMOTHAT BALIN  this 120 day of NOTENDER,  THAT OF AGENT  OFFICIAL SEAL  JOSEPHINE OSBORNE  NOTARY PUBLIC - STATE OF ILLINOIS  MY COMMISSION EXPIRES:04/13/14
2010
NOTARY PUBLIC / seg 2) /she
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 lard 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 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 NOVEMBER, 20 10 Signature Grantee or Agent
Subscribed and sworn to before
Me by the said TIMOTHY TO RALIN CFFICIAL SEAL
This 16 day of Note 1887,  20 10.  NOTARY PUBLIC  JCSTFHINE OSBORNE  NOTARY PUBLIC  NOTARY PUBLIC
TOTAL TOBLE

NOTE: Any person who knowingly submits a false statement concerning the identity of greatee 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.)