

# UNOFFICIAL COPY



## DEED IN TRUST

THIS INDENTURE made this  
2<sup>nd</sup> day of December, 2010

Doc#: 1034231025 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/08/2010 10:57 AM Pg: 1 of 4

WITNESSETH, THAT THE  
GRANTOR,

**JULE ANNE TADEVIC**, successor  
trustee of Trust No. 12992,  
dated January 29, 1992,

of the County of Cook,  
and State of Illinois,  
for and in consideration  
of the sum of Ten and  
00/100 Dollars, in the hand  
paid, and of other good and  
valuable considerations, receipt of which is hereby duly acknowledged, Conveys and  
Warrants unto

**JULE ANNE TADEVIC**, Trustee, and **FARID MASSOUH**, Trustee, of the **JULE ANNE TADEVIC  
REVOCABLE TRUST** dated June 2, 2010  
4049 N. LeClaire Avenue, Chicago, IL 60641,

the following described real estate in the County of Cook and State of Illinois, to  
wit:

Lot 3 in Dickinson Park Subdivision, a Subdivision of the West 830 feet (except the  
South 175 feet thereof) of the East  $\frac{3}{4}$  of Lot 12 in the School Trustee's  
Subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal  
Meridian, in Cook County, Illinois;

Commonly known as: 4049 N. LeClaire Avenue, Chicago, IL 60641  
PIN 13-16-426-002-0000

TO HAVE AND TO HOLD the said real estate with the appurtenance, 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 real estate or any part thereof, to dedicate parks,  
streets, amend 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 including deeds conveying directly to a Trust Grantee, to convey said  
real estate or any part thereof to successor or successors in trust and to grant to  
such successor 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, from time to time, in possession or reversion, by  
leases to commence in praesenti or in futuro, and upon any terms and for any 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 renew leases  
and options to purchase the whole or any part of the revision 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 changes 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.

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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 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said 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 was 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, lease, mortgage or other instrument and (d) if the estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

This conveyance is made upon the express understanding and conditions that neither Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgement 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 amendment 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 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Trustee the entire legal and equitable title in fee simple, in and to all the real estate described.

And the said grantor hereby expressly waives and releases any and all right of benefit under and by virtue of any and all statutes of the State of Illinois, providing for exemption or homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this December 2, 2010.

 (SEAL)



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## STATEMENT BY GRANTOR AND GRANTEE

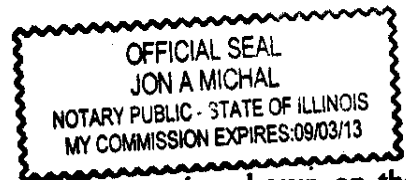
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 12/2, 2010

Signature: Jule Anne Tadevic  
Grantor or Agent

Subscribed and sworn to before me

By the said Jule Anne Tadevic  
This 2nd day of December, 2010  
Notary Public [Signature]



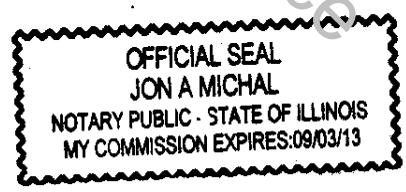
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Date 12/2, 2010

Signature: Jule Anne Tadevic  
Grantee or Agent

Subscribed and sworn to before me

By the said Jule Anne Tadevic  
This 2nd day of December, 2010  
Notary Public [Signature]



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 ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)