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DEED INTO TRUST

Doc#: 1035029120 Fee: \$48.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/16/2010 03:26 PM Pg: 1 of 7

THE GRANTOR, Marie Garvey, of the City of River Forest, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS unto THE GRANTEE, Eileen Garvey and Maurice M. Garvey, as co-trustees, under the Marie Garvey Qualified Personal Residence Trust, dated February 10, 2008 (hereinafter referred to as "said trustee," regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT A FOR LEGAL DESCRIPTION

STREET ADDRESS: One Gale Avenue, Unit 4E, River Forest, Illinois 60305

PERMANENT TAX INDEX NUMBER: 15-12-318-036-1015

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.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45
sub per. 4E and Cook County Ord. 63-0 27 par. A
Date 12-16-10 Sign: Eugene Moore

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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 re-subdivide 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 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 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

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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 in 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 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.

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EXEMPT TRANSACTION FOR REVENUE STAMP PURPOSES.

This deed is exempt from the provisions of the Real Estate Transfer Act, pursuant to Sub paragraph (e) of Section 4, actual consideration is less than \$100.00.

Dated: February 20, 2008.



Cynthia E. Garcia, Esq.
175 W Jackson Blvd. Suite 1600
Chicago, Illinois 60604
312.540.7608

Document #: 1513885

Property of Cook County Clerk's Office

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Real Estate commonly known as One Gale Avenue, Unit 4E, River Forest, Illinois 60305, and legally described as follows:

UNIT 4E IN THE GALE AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 7, LOT 8 (EXCEPT THE EAST 90 FEET OF THE NORTH 60 FEET) AND LOT 9 (EXCEPT THE EAST 90 FEET OF THE SOUTH 60 FEET AND EXCEPT THAT PART OF THE EAST 145 FEET OF LOT 9 WHICH LIES NORTH OF THE SOUTH 60 FEET THEREOF), IN BLOCK 7, IN GALE AND BLOCK'S SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 90370224, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

This document was prepared by:
Cynthia E. Garcia
Querrey & Harrow, Ltd.
175 W. Jackson Blvd.
Suite 1600
Chicago, IL. 60604
312-540-7608

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STATEMENT BY GRANTORS AND GRANTEES (55 ILCS 5/3 5020 B)

The Grantor or her Agent affirms that, to the best of their knowledge, the names of the Grantees shown on the Deed are either natural persons, 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 February 20, 2008

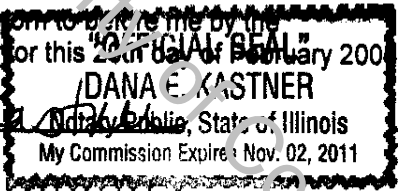
GRANTOR: Marie Garvey

Signature: _____

Cynthia E. Garcia, her Agent

Subscribed and sworn to before me by the Agent of said Grantor this 20th day of February 2008.

Dana E. Kastner
Notary Public



The Grantees or their Agent affirms and verifies that the names of the Grantees shown on the Deed are either natural persons, 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 February 20, 2008

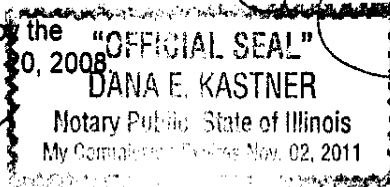
GRANTEES: Eileen Garvey and Maurice Garvey

Signature: _____

Cynthia E. Garcia, their Agent

Subscribed and sworn to before me by the Agent of said Grantees this February 20, 2008.

Dana E. Kastner
Notary Public



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Document #: 1513895

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