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DEED IN TRUST



Doc#: 1100518002 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/05/2011 10:05 AM Pg: 1 of 4

THE GRANTORS, MICHAEL HAHN, SR. and THERESIA HAHN, husband and wife, of the County of Cook and State of Illinois for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, convey and quit claim unto MICHAEL HAHN, SR. and THERESIA HAHN as Trustees under the provisions of a trust agreement dated the 31st day of December, 2010, and known as Trust #6453 (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:

ATTACHED HERETO AND MADE PART HEREOF.

Permanent Real Estate Index Number(s): 09-36-419-108-1001

Address of real estate: 6453 N. Northwest Hwy., Unit 1, S.A., Chicago, IL 60630

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, street, 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 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.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45	
sub par. <u>e</u> and Cook County Ord. 93-0-27 par. <u>2</u>	
Date <u>1/5/11</u>	Sign. <u>[Signature]</u>

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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 there under; (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 hereby expressly waives and releases 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, the grantor has hereunto set his hand and seal this 31st day of December, 2010.

Michael Hahn Sr. (SEAL)
Michael Hahn, Sr.

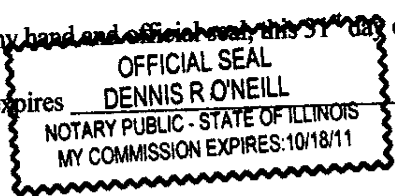
Theresia Hahn (SEAL)
Theresia Hahn

State of Illinois, County of Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Hahn, Sr. and Theresia Hahn are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 31st day of December, 2010.

Commission expires _____ 20__



[Signature]
NOTARY PUBLIC

This instrument was prepared by Dennis R. O'Neill, P.C., 5487 N. Milwaukee Ave., Chicago, IL 60630

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Dennis R. O'Neill, P.C.
5487 N. Milwaukee
Chicago, IL 60630

Mr. and Mrs. Michael Hahn, Sr.
6453 N. Northwest Hwy, Unit 1, SA
Chicago, IL 60630

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Legal Description:

Parcel 1:

Unit A-1 as described in survey delineated on and attached to and a part of a Declaration of Condominium Ownership registered on the 28th day of June, 1978 as Document Number 3027786.

Parcel 2:

An undivided 2.47% interest (except the Units delineated and described in said survey) in and to the following described premises:

The easterly 1/3 of Lot 5 (except the northeasterly 163 feet and southwesterly 33 feet thereof) in the subdivision of that part of the east 1/2 of the southeast 1/4 of Section 36, Township 41 North, Range 12 East of the Third Principal Meridian lying north of the Railroad: Also, that part of the following Lots and alley taken as a tract: Lot 12, Lot 13 and Lot 14 (except the northeasterly 20 feet of Lot 14 and except that part thereof taken for public utilities alley by Plat of Dedication registered as Document Number 1417831 in Gunther's Subdivision of Lot 6 of the Subdivision of that part of the east 1/2 of the southeast 1/4 of Section 36, Township 41 North, Range 12 East of the Third Principal Meridian, lying north of the Railroad, and all that part of the northwesterly and southeasterly 16 foot alley lying northeasterly of and adjoining the northeasterly line of Lots 12 and 13, lying southwesterly of and adjoining the southwesterly line of Lot 14 and lying northwesterly of adjoining the southeasterly line of said Lot 12 produced northeasterly 16 feet in said Gunther's Subdivision, lying westerly and northerly of following described lines: Beginning on the southeasterly line of said tract (said line being also northerly line of N. Northwest Highway) at a point 22.80 feet southeasterly of the most westerly corner of said Lot 13; thence northeasterly parallel with the northwesterly line of said tract 183.66 feet; thence southeasterly, parallel with said northeasterly line of N. Northwest Highway, 29.00 feet; thence northeasterly, parallel with northwesterly line of said tract 59.37 feet; thence southeasterly, parallel with said northeasterly line of N. Northwest Highway, 42.12 feet to east line of said tract, said east line being also west line of public alley, all in Cook County, Illinois

PERMANENT INDEX NUMBER: 09-36-419-108-1001

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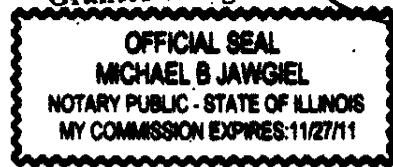
STATEMENT BY GRANTOR AND GRANTEE

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 1/5, 2011

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said [Name] this 5 day of Jan, 2011
Notary Public [Signature]

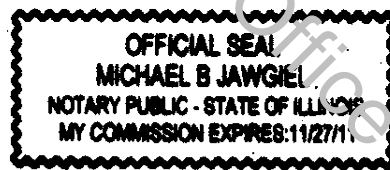


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated 1/5, 2011

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said [Name] this 5 day of Jan, 2011
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.

(Attached 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.)

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