

# UNOFFICIAL COPY



## DEED IN TRUST (ILLINOIS)

Doc#: 1109634070 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/08/2011 02:23 PM Pg: 1 of 4

**CAUTION:** Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

**THE GRANTOR (S)** EDWARD M. FOWLER, a widower, of the County of Cook and State of Illinois (or) and in consideration of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations in hand paid, Covey and WARRANT/QUITCLAIM unto:

EDWARD M. FOWLER  
11540 Autobahn Drive East, Palos Park, IL 60464

as Trustees under the provision of a trust agreement dated the 15 day of March 2011 and known as EDWARD M. FOWLER DECLARATION OF LIVING TRUST (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 ATTACHED LEGAL**

Permanent Index Number(s): 23-23-418-024-0000

Address (es) of real estate: 11540 Autobahn Drive East, Palos Park, IL 60464

**TO HAVE AND TO HOLD** the said premises with the appurtenances, upon the trust 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, highway or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant option 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 times, not exceeding in the case of any single demise the term of 99 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,

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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 relations 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 trust, 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 all the title, estate, rights, powers, authorities, duties and obligations of its, his, hers, 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 there as aforesaid.

And the said grantor(s) hereby expressly waive(s) and release(s) 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(s) aforesaid hereunto set their hand(s) and seal(s) this 15<sup>th</sup> day of February 2010.

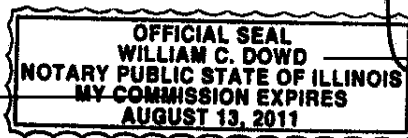
Edward M. Fowler (Seal) \_\_\_\_\_ (Seal)  
**EDWARD M. FOWLER**

State of Illinois, County of Cook

I, the undersigned, a Notary Public IN AND FOR SAID County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD M. FOWLER personally known to me to be the same person(s) whose name(s) 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 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 15 day of March 2011.

Commission Expires:



(Notary Public)

This instrument was prepared by: William C. Dowd, 7480 W. College Drive, Palos Heights, IL 60463

Mail To:  
William C. Dowd  
7480 W. College Drive  
Palos Heights, IL 60463

Send Subsequent Tax Bills To:  
Edward M. Fowler  
11540 Autobahn Drive East  
Palos Park, IL 60464

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## LEGAL DESCRIPTION

PARCEL 1: ALL THAT OF LOT 70 IN EDELWEISS IN THE PARK UNIT 2 BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF A LINE BEING 83.12 FEET NORTHERLY OF THE SOUTHWEST CORNER OF SAID LOT 70 ( AS MEASURED ALONG THE WESTERLY THEREOF LINE) AND 78.26 FEET (ARC) NORTHERLY OF THE SOUTHEAST CORNER OF SAID LOT 70 (AS MEASURED THE WESTERLY LINE THEREOF) ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS AND FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 87-535521.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,  
SECTION 4, REAL ESTATE TRANSFER TAX ACT

3-15-11  
DATE

W. [Signature]  
REPRESENTATIVE

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
and Cook County Ord. 93-0-27 par. \_\_\_\_\_  
4/16/11 Sign. W. [Signature]

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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 person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 3-15, 2011

Signature: X Edward M. Fowler, Grantor or Agent

Subscribed and sworn to before me by the said EDWARD M. Fowler this 15 day of MARCH, 2011.

Notary Public: W. Dowd



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 person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 3-15, 2011

Signature: X Edward M. Fowler, Grantee or Agent

Subscribed and sworn to before me by the said EDWARD M. Fowler this 15 day of MARCH, 2011.

Notary Public: W. Dowd

