

# UNOFFICIAL COPY



Doc#: 1112457179 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/04/2011 04:20 PM Pg: 1 of 3

## QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor(s), Diane Washington, Married to Michael Washington, of the County of COOK and State of Illinois, for and in consideration of Ten dollars, and other good and valuable considerations in hand paid, Convey(s) and Quitclaim(s) unto ATG TRUST COMPANY, an Illinois Corporation, One South Wacker Drive, 24<sup>th</sup> Floor, Chicago, Illinois 60606-4654, its successor or successors, as Trustee under a trust agreement dated the 1st day of April, 2011, known as Trust Number L-011-052, the following described real estate in the County of COOK and State of Illinois, to wit:

Lot 44 and Lot 45 (except the North 18 Feet thereof) in Block 16 in Sheldon Heights, A Subdivision of the North West 1/4 of Section 21, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly Known As: 11209 South Eggleston Avenue, Chicago, Illinois 60628

Permanent Index Number: 25-21-115-003

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streets, highways, or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey, or assign any right, title, or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to 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 title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to the 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 herein and by the trust agreement was in full force

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and effect; (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions, and limitations contained herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries; (c) that the 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, her, or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

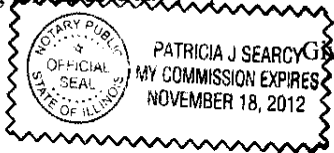
If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust, or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

In Witness Whereof, the Grantor(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) this \_\_\_\_\_ day of April 14, 2011.

*Diane G. Washington* (Seal) \_\_\_\_\_ (Seal)  
 \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF Cook )

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Diane Washington, Married to Michael Washington, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed, and delivered the said instrument as his/her/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 Notarial Seal this 14th day of April, 2011.  
*Patricia J. Searcy*  
 Notary Public

**Mail this recorded instrument to:**

ATG TRUST  
 c/o Ms. Peggy Peters  
 265 Deerpath Road  
 Lake Forest, Illinois 60045

**Mail future tax bills to:**

Ms. Effie N. Johnson  
 11209 South Eggleston Avenue  
 Chicago, Illinois 60628

**This instrument prepared by:**

Attorney Michael W. Stuttley  
 369 Sibley - Suite F  
 Harvey, Illinois 60426



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## GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 3 May, 2011

Signature: \_\_\_\_\_

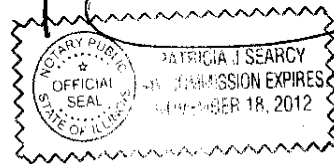
*[Handwritten Signature]*  
\_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me

By the said Michael W. Stuttley

This 3rd day of May, 2011

Notary Public *Patricia J. Searcy*



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 3 May, 2011

Signature: \_\_\_\_\_

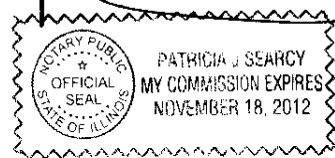
*[Handwritten Signature]*  
\_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me

By the said Michael W. Stuttley

This 3rd day of May, 2011

Notary Public *Patricia J. Searcy*



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.)