

UNOFFICIAL COPY



Doc#: 1121046031 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/29/2011 12:02 PM Pg: 1 of 3

**DEED IN TRUST
(ILLINOIS)**

THE GRANTOR

**Mary M. Doody,
A Single Person**

**10508 S. St. Louis,
Chicago**

Above space for Recorder's Office Only

of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEYS** and Quit Claims to **Mary M. Doody, as Trustee under the terms and provisions of a certain Trust Agreement dated the 21st day of January, 2011**, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

THE SOUTH 11 FEET OF LOT 3 AND LOT 4 (EXCEPT THE SOUTH 2 FEET THEREOF) IN BLOCK 5 IN MCPHERSON'S SUBDIVISION IN NORTH EAST ¼ OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 10 CHAINS SOUTH OF NORTH WEST CORNER OF SAID NORTH EAST ¼ RUNNING THENCE SOUTH 15 CHAINS THENCE EAST 12 CHAINS THENCE NORTH 16 2/3 CHAINS THENCE WEST 2 CHAINS THENCE SOUTH 1 2/3 CHAINS THENCE WEST 10 CHAINS TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): **24-14-213-176-0000**
Address(es) of real estate: **10508 S. St. Louis, Chicago, IL 60655**

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument, that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested into the title, estate, rights, powers and duties of the preceding Trustee.

UNOFFICIAL COPY

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all person claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County, _____ are then appointed as Successor Trustees herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

DATED this 21st day of July, 2011

PLEASE PRINT OR TYPE NAMES BELOW SIGNATURE(S)	<u>Mary M. Doody</u> (SEAL)	_____ (SEAL)
	_____ (SEAL)	_____ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that **Mary M. Doody, A Single Person**, personally known to me to be the same person(s) whose name(s) 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 **OFFICIAL SEAL** official seal, this 21st day of July, 2011.
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 01/06/14

Ralph Muentzer
NOTARY PUBLIC

This instrument was prepared by: Ralph Muentzer, Attorney at Law, 13305 S. Ridgeland Ave., Unit C, Palos Heights, Illinois 60463

MAIL TO:
Mary M. Doody
10508 S. St. Louis
Chicago, Illinois 60655

SEND SUBSEQUENT TAX BILLS TO:
Mary M. Doody
10508 S. St. Louis
Chicago, Illinois 60655

OR
Recorder's Office Box No. _____

24 Sept
under new LOTARIE TRANSFER TAX ACT SEC. 4
AND COOK COUNTY ORD. 95164 PAR. 4
7.21.11 SIGNATURE Ralph Muentzer

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

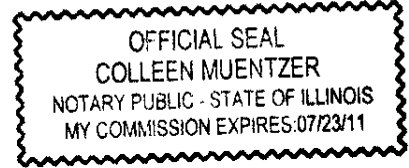
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation or foreign corporation authorized to do business or acquire and hold title to real estate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

Date July 21, 2011

Signature: *Ray Muentzer*
Grantor or Agent

Subscribed and sworn to before me by the said RALPH Muentzer this 21st day of July, 2011.

Notary Public *Colleen Muentzer*



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 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 real estate 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.

Date July 21, 2011

Signature: *Ray Muentzer*
Grantee or Agent

Subscribed and sworn to before me by the said RALPH Muentzer this 21st day of July, 2011.

Notary Public *Colleen Muentzer*



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.)