



Doc#: 1125054018 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/07/2011 01:15 PM Pg: 1 of 4

DEED IN TRUST

THE GRANTOR, PHYLLIS S. HERNER, divorced and not since remarried, of the Village of Oak Park, County of Cook and State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other good and valuable consideration in hand paid, Conveys and QUIT CLAIMS unto PHYLLIS HERNER, 638 S. Scoville, Oak Park, Illinois 60304, as Trustee under the provisions of a trust agreement known as Trust Number 101 Dated September 29, 2009 (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:

THE NORTH 12 1/2 FEET OF LOT 14 AND THE SOUTH 25 FEET OF LOT 15 IN BLOCK 4 IN CHICAGO HERALD ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 1/2 OF LOT 4 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTH WEST 1/4 THEREOF), IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 16-18-213-014-0000

Address of real estate: 638 S. Scoville, Oak Park, IL 60304

EXEMPTION APPROVED  
*Terese Powell*  
VILLAGE CLERK  
VILLAGE OF OAK PARK

TO HAVE AND TO HOLD the said premises with the appurtenances thereon to 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, streets, 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 praesenti or in futuro, 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

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
SECTION 4, REAL ESTATE TRANSFER TAX ACT.  
12/15/09  
DATE *[Signature]*  
BUYER, SELLER OR REPRESENTATIVE

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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 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.

And the said grantor hereby expressly waive and release 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 aforesaid has hereunto set her hand and seal this 18<sup>th</sup> day of December, 2009.

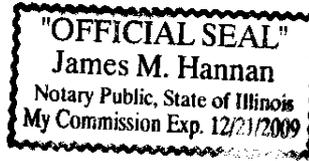
Phyllis S. Herner (SEAL)  
Phyllis S. Herner

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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 PHYLLIS S. HERNER, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 18<sup>th</sup> day of December 2009.



Commission expires 12/21/09

Notary Public

This instrument was prepared by James M. Hannan, Esq., 1012 Pleasant Street, Suite 2A, Oak Park, Illinois 60302.

Mail to: James M. Hannan, Ltd.  
1012 Pleasant Street, Suite 2A  
Oak Park, IL 60302

SEND SUBSEQUENT TAX BILLS TO: Phyllis Herner  
638 S. Scoville  
Oak Park, IL 60304

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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 12/18, 2009

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said James M. Hannan  
This 18th, day of December, 2009  
Notary Public Peggy Turley Ill



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 title to real estate under the laws of the State of Illinois.

Date 12/18, 2009

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said James M. Hannan  
This 18th, day of December, 2009  
Notary Public Peggy Turley Ill



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