

# UNOFFICIAL COPY



Doc#: 1125522074 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/12/2011 11:45 AM Pg: 1 of 4

## QUIT CLAIM DEED IN TRUST

The Grantor,

**LAURA QUAYLE**, divorced and not since remarried, of the County of Cook, State of Illinois, for good and valuable consideration in hand paid,

CONVEYS and QUIT CLAIMS unto Laura Quayle, not individually but solely, as Trustee of the **LAURA A. QUAYLE LIVING TRUST**, dated June 15, 2003, as such trust has been amended and re-stated,

Grantee's Address:  
1562 Walters Avenue  
Northbrook, Illinois 60062

(hereinafter referred to as "said trustee" regardless of the number of trustees) and unto all and every successors in trust under said trust agreement, the following described real estate in the County of Cook, State of Illinois:

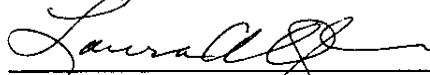
LOTS 15 AND 16 IN FRY AND JACOBSEN'S SUBDIVISION OF LOT 33 IN ASSESSOR'S DIVISION OF SECTION 10, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

SUBJECT TO: (a) general real estate taxes not delinquent on the date hereof; and (b) covenants, conditions, and restrictions of record.

P.I.N.: 04-10-400-005-0000 and 04-10-400-006-0000

Commonly known as: 1562 Walters Avenue  
Northbrook, Illinois 60062

**Exempt under provisions of Paragraph E,  
Section 4, Real Estate Transfer Tax Act**

  
\_\_\_\_\_  
Laura Quayle, Grantor

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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, 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 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.

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.

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.

And the said grantor hereby expressly waives and releases any and all rights or benefits 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.

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In Witness Whereof, the grantor aforesaid had hereunto set her hand and seal this 8<sup>th</sup> day of September, 2011.

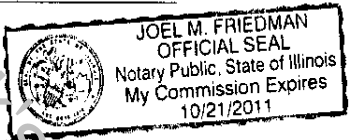
Laura Quayle  
Laura Quayle

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 Laura Quayle, divorced and not since remarried, 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 notarial seal this 8<sup>th</sup> day of September, 2011.

Joel M. Friedman  
Notary Public



Future Taxes to Grantee's Address:

Laura Quayle, Trustee  
1562 Walters Avenue  
Northbrook, Illinois 60062

After Recording, Mail to:

Joel M. Friedman, Esq.  
Horwood Marcus & Berk Chartered  
500 West Madison Street  
Suite 3700  
Chicago, Illinois 60661

THIS INSTRUMENT WAS PREPARED BY: Horwood Marcus & Berk Chartered  
Whose Address is: 500 West Madison Street, Suite 3700, Chicago, Illinois 60661

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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 Sept 12, 2011

Signature: [Signature]  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said Agent  
This \_\_\_\_\_, day of \_\_\_\_\_, 2011  
Notary Public \_\_\_\_\_

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 Sept 12, 2011

Signature: [Signature]  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said agent  
This 12th, day of Sept, 2011  
Notary Public Susan H. Bernstein



**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.)