

# UNOFFICIAL COPY



Doc#: 1200631002 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/06/2012 09:57 AM Pg: 1 of 4

DEED IN TRUST

Property of Cook County Clerk's Office

(The space above for Recorder's use only.)

THE GRANTOR, Jennifer J. Smith, an unmarried woman, of the Village of Dolton, Cook County, Illinois, for and in consideration of Ten Dollars (\$10), and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to

Jennifer J. Smith, of 14722 Kenwood Avenue, Dolton, Illinois, as trustee under the provisions of a declaration of trust dated December 13, 2011, and known as the Jennifer J. Smith Declaration of Trust,

her entire interest, and to all and every successor or successors in trust under the trust agreement, the following described real estate in Cook County, Illinois:

Lot 23 in Block 9 in Shepard's Michigan Avenue No. 2, being a Subdivision of part of the North East ¼ of Section 11, Township 36 North, Range 14, East of the Third Principal Meridian, according to the plat thereof recorded June 29, 1927 as document no. 9701452 and filed in the Registrar of Titles Office as document number LR369792, in Cook County, Illinois.

Street address: 14722 Kenwood Avenue  
City, state, and zip code: Dolton, Illinois 60419  
Real estate index number: 29-11-211-023

Subject to: General real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record, building liens and assessments, if any so long as they do not interfere with the current use and enjoyment of the property.

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Hereby releasing and waiving all rights and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premiss forever with the appurtenances on the trust(s) and for the uses and purposes set forth in said trust(s).

Full power and authority are granted to the trustee to improve, manage, protect, and subdivide the 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 the premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber the 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 99 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 the premises or any part thereof, and to deal with the 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the 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 the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the premises, 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 by this deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (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 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 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 the real estate, and such interest is 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 earnings, avails, and proceeds thereof.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is 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.

The grantor[s] 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.

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The grantor[s] have signed this deed on December 13, 2011.

Jennifer J. Smith  
JENNIFER J. SMITH

Exempt under provisions of Paragraph e Section 4, Real Estate Transfer Act.

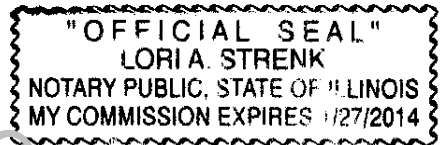
12-15-11 Anthony B. Ferraro, atty  
Date Anthony B. Ferraro, Agent

STATE OF ILLINOIS )  
COUNTY OF COOK )

I am a notary public for the County and State above. I certify Jennifer J. Smith, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth.

Lora A. Strenk  
Notary Public

Dated: 12-13-2011



Name and address of grantee and send future tax bills to:

Jennifer J. Smith  
14722 Kenwood Ave.  
Dolton IL 60149

RETURN RECORDED DEED TO



THIS DOCUMENT WAS PREPARED BY:

Anthony B. Ferraro  
5600 N. River Road  
Suite 764  
Rosemont, Illinois 60018  
847.292.1220

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## STATEMENT BY GRANTOR AND GRANTEE

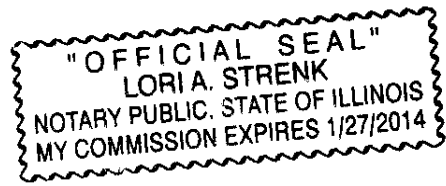
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 12-15-2011

Signature: [Handwritten Signature]  
Grantor of Agent

Subscribed and sworn to before me by the said Anthony B. Ferraro this 15 day of December, 2011.

Notary Public: Lou A. Strenk



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: 12-15-2011

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Anthony B. Ferraro this 15 day of December, 2011.

Notary Public: Lou A. Strenk



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.)