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NORTH STAR TRUST COMPANY



Doc#: 1201019032 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/10/2012 10:47 AM Pg: 1 of 4

BMO  A part of BMO Financial Group

#20541

**Quit Claim Deed In Trust**

THIS INDENTURE WITNESSETH, that the Grantor, Nicholas A. Nicholson and Estelle B. Nicholson of the County of Cook and the State of Illinois, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey(s) and Quit Claim(s) unto **North Star Trust Company**, a corporation duly organized and existing under the laws of the State of Illinois, successor Trustee to Harris N.A, successor Trustee to Harris Bank Palatine, of 500 W. Madison St., Suite 3150, Chicago, Illinois 60661, and duly authorized to accept and execute trusts within the State of Illinois as Trustee under the provisions of a certain Trust Agreement, dated the 1<sup>st</sup> day of May, 1999 and known as Trust Number 7057, the following described real estate in the County of Cook and State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Property address: 2023 Blyth Court, Inverness, IL 60010

P.I.N. 02-18-103-001-0000

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

10/13/2011

Date

*Nicholas A. Nicholson*  
*Estelle B. Nicholson*

Grantor or Representative

TO HAVE AND TO HOLD the said real estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof and to resubdivide said real estate 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 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 said Trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part thereof, to lease said real estate, 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 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 real estate, 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 real estate or any part thereof, and to deal with 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 same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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See Reverse

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In no case shall any party dealing with said Trustee, or any successor in trust, in relations to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been compiled with, or be obliged to inquire into the authority, 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, or any successor in trust, 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 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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(s) hereby expressly waive(s) and release(s) 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(s) aforesaid has hereunto set Their hand(s) and seal(s) this 13 day of OCTOBER, 2011.

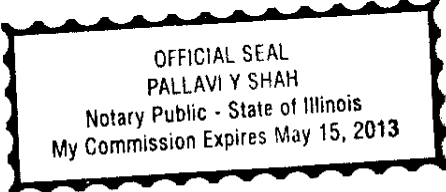
Nicholas A. Nicholson (SEAL) Estelle B. Nicholson (SEAL)  
 Nicholas A. Nicholson Estelle B. Nicholson  
Estelle B. Nicholson (SEAL) (SEAL)

STATE OF Illinois  
 COUNTY OF Cook

I, Pallavi Y. Shah a Notary Public in and for said County, in the state aforesaid do hereby certify that Nicholas A. Nicholson and Estelle B. Nicholson personally known to me to be the same person(s) whose name is 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 my hand and notarial seal this 13 day of oct, 20 11.

Pallavi Y. Shah  
 Pallavi Y. Shah Notary Public



Mail To:  
 North Star Trust Company  
 500 W. Madison St, Suite 3150  
 Chicago, IL 60661

**Unisource**  
**18001 Cowan, Ste C**  
**Irvine, CA 92614**

Address of Property:  
2023 Blyth Court, Inverness, IL 60010

This instrument was prepared by:  
Silvia Medina  
North Star Trust Company  
500 W. Madison St., Suite 3150  
Chicago, IL 60661

# 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 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.

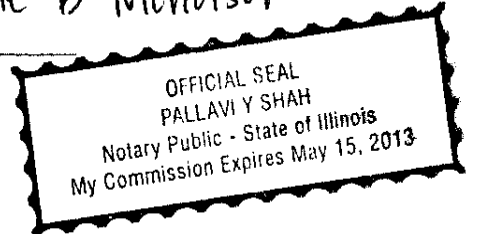
Dated: 10/13/2011

Signature: *Nicholas A. Nicholson*  
Grantor or Agent

NICHOLAS A. NICHOLSON and ESTELLE B. NICHOLSON

Subscribed and sworn to before me by the said Nicholas Nicholson this 13 day of Oct, 2011

Notary Public *Pallavi Y. Shah*  
PALLAVI Y. SHAH



The grantee 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.

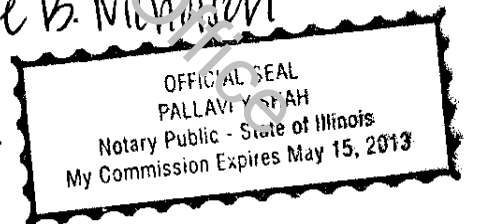
Dated 10/13/2011

Signature: *Nicholas A. Nicholson*  
Grantee or Agent

NICHOLAS A. NICHOLSON and ESTELLE B. NICHOLSON

Subscribed and sworn to before me by the said Estelle Nicholson this 13 day of Oct, 2011

Notary Public *Pallavi Y. Shah*  
PALLAVI Y. SHAH



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class 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.)

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## LEGAL DESCRIPTION

LOT 1 IN CHEVIOT HILLS OF INVERNESS, UNIT NO. 4, BEING A RESUBDIVISION OF CERTAIN LOTS AND VACATED ROADWAYS IN CHEVIOT HILLS OF INVERNESS, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND IN CHEVIOT HILLS OF INVERNESS, UNIT NO. 3 BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL OF THE EAST HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 42 NORTH, RANGE 9 EAST OF THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF INVERNESS, IN COOK COUNTY, ILLINOIS.

Property Address: 2023 Blyth Court, Inverness, IL 60010

P.I.N. 02-18-103-001-0000

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Cook County Clerk's Office