

# UNOFFICIAL COPY

## QUIT CLAIM DEED IN TRUST



Village of Robbins  
Real Estate Transfer Tax

Date May 24<sup>th</sup> 2011

\$25.00

870



Doc#: 1204557347 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/14/2012 12:18 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH,  
That the Grantor, Melvin Wells,  
of the County of Cook and State of  
Illinois for and in consideration of TEN  
AND 00/100 DOLLARS, and other  
good and valuable consideration in hand  
paid, CONVEYS AND QUITCLAIMS  
unto Janet A. Reed, an individual whose  
address is 3990 W. 178<sup>th</sup> Place, Country  
Club Hills, Illinois, 60478, as Trustee  
under the provisions of a trust  
agreement dated the 24<sup>th</sup> day of  
May, 2011, the following described real  
estate in the County of Cook, and the  
State of Illinois, to-wit:

SEE LEGAL DESCRIPTION ATTACHED

**Permanent Tax Number:** 28-02-228-003-0000; and 28-02-228-004-0000

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 is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, street, highways or alleys and 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 trust and to grant to such 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 property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and upon any terms and for 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 revision, 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 changes of any kind, to release, convey or assign any right, title or interest in or about of easement appurtenant to said premises of any part thereof, and to deal with said property and every part thereof in all other ways and for such other consideration 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 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 trusts agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitation contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries

# UNOFFICIAL COPY

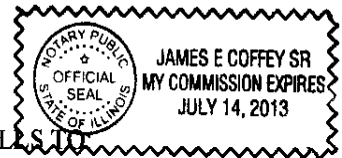
thereunder, (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trusts deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, aright, 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 earning, 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 earning, avails and proceeds thereof as aforesaid.

And the said grantor, Melvin Wells, hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statues 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 24<sup>th</sup> day of May, 2011.

Melvin Wells (Seal)



THIS INSTRUMENT WAS PREPARED BY:

SEND TAX BILLS TO:

Law Offices of Melanie C. King  
P. O. Box 428  
Flossmoor, IL 60422

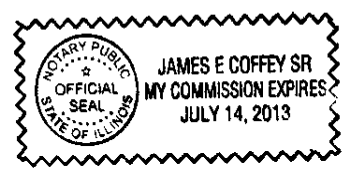
Trust  
P.O. Box 2644  
Country Club Hills, Ill. 60478

State of Illinois )  
                                  ) ss  
County of Cook )

I, the undersigned, a Notary Public in and for said County and State foresaid, do hereby certify that MELVIN WELLS 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 he signed, sealed and delivered the said instrument as his 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 24<sup>th</sup> day of May, 2011

James E Coffey Sr  
NOTARY PUBLIC



PROPERTY ADDRESS:  
13723-13725 Claire Blvd.  
Robbins, Illinois 60471

AFTER RECORDING, PLEASE MAIL TO:

# UNOFFICIAL COPY

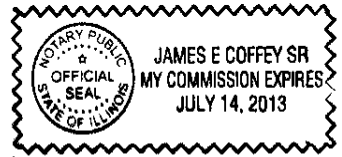
## STATEMENT BY GRANTOR AND GRANTEE

The **Grantor** or his agent affirms that, to the best of his knowledge, the name of the **Grantee** shown on the Deed of Assignment of Beneficial Interest in 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 May 24<sup>th</sup>, 20 11

Signature: *Melvin Wells*  
**Grantor or Agent**

Subscribed and sworn to before me  
By the said *Melvin Wells*  
This 24<sup>th</sup> day of May, 20 11.  
Notary Public *James E Coffey Sr*

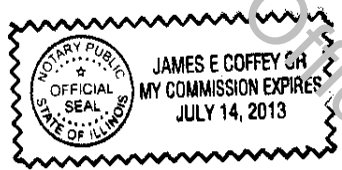


The **Grantee** or his Agent affirms and verifies that the name of the **Grantee** shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 May 24<sup>th</sup>, 20 11

Signature: *Janet A. Reed*  
**Grantee or Agent**

Subscribed and sworn to before me  
By the said *Janet A. Reed*  
This 24<sup>th</sup> day of May, 20 11.  
Notary Public *James E Coffey Sr*



**Note:** Any person who knowingly submits a false statement concerning the identity of **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.)

# UNOFFICIAL COPY

Lot Seventy-three and Seventy four in E.S. Robbin's Third Subdivision, a Subdivision of the East  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  (except the road) of Section 2, Township 36 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois

Property of Cook County Clerk's Office