of the

UNOFFICIAL COPY

County of Cook

Form No. 31R AMBRICAN, LIGAL FORMS, CHICAGO, IL (312) 332-192

## **DEED IN TRUST**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)
MARTIN PHILBIN and EILEEN MAHONEY
PHILBIN, married to each other,
of 4908 North Keeler Avenue,

City of Chicago



Doc#: 1205311102 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 02/22/2012 12:39 PM Pg: 1 of 3

and State of Illinois, in consideration

(The Above Space For Recorder's Use Only)

of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt of			
which is hereby acknowledged, needby conveys and quit claims to MARTIN PHILBIN			
as Trustee, under the terms and provisions of a certain Trust Agreement dated the 6th AGREEMENT			
day of October 2011, and designated as Acceptance the MARTIN PHILBIN TRUST, and to			
any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following			
described real estate: (See reverse side for legal description.) an undivided one-half (1/2) interest in			
Permanent Index Number (PIN): 13-10-416-032-0000 Exempt under provisions of paragraph E. Section 4, Real Estate Transfer Act.			
Dated: 2-3-2012 Representative			
Address(es) of Real Estate: 4908 North Keeler Avenue. Representative			
TO HAVE AND TO HOLD said real estate and appurtunances thereto upon the trusts set forth in said Trust Agreement and for the following uses:			
1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve,			
divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract			
to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title			
and estate of the trust, and to grant to such successor or successors in trust all no powers vested in the Trustee. (c) To			
mortgage, encumber or otherwise transfer the trust property, or any interest herein, as security for advances or loans.			
(d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into			
leases for the whole part of the premises, from time to time, but any such leasehold or renewal shall not exceed a			
single term of 199 years, and to renew, extend or modify any existing lease.			
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage,			
lease or otherwise, shall not be required to see to the application of the purchase money, loan proceed rental or other			
consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire			
into the powers and authority of the Trustee, and the execution of every contract, option, deal; mortgage or other			
instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or			
claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the			
aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so			
executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the			
beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or			
successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers			
and duties of the preceding Trustee.			
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming			
under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition			

of the trust shall not have any title or interest therein, legal or equitable, except as stated.

of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries

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4. In the event of the inability, refusal of the TEILEEN PHILBIN, then LORI GOLDBERG, the			
Trustee herein with like powers and authority as is vested in the first and authority are also and authority as is vested in the first and authority as is vested in the first and authority are also and authority are also and authority as a first and authority are also also and authority are also also and authority are also and authority are also also also also also also also also			
All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.			
If the title to any of the above real estate now not to register or note in the Certificate of Title, duy or "with limitation", or words of similar import, in	is or hereafter shall	be registered, the Registrar of Titles is directed morial, the words "in trust" or "upon condition", e statute of the State of Illinois in such case made	
The Grantors hereby waive and release Statues of the State of Illinois providing for the exem	e any and all in a ption of homestead f	right and benefit under and by virtue of the Statues from sale or execution or otherwise.	
	DATED this 🔀	day of × FODNIAU 2012	
PLEASE PROPERTY OF THE PROPERT	(SRAI) XX	LEEN MAHONEY (PHILBIN	
PRINT OR MARTIN PHILE TO TYPE NAME(S)			
BELOW SIGNATURE(S)	(SEAL)	(SEAL)	
State of Illinois, County of COOK	S	s. I, the undersigned, a Notary Public in and for	
	said County, in the	State aforesaid. DO HEREBY CERTIFY that ONEY PHILBIN, married to each other, or me to be the same persons whose names are	
MARTIN PHILBIN			
\$	t take the f	oregoing instrument, appeared before me this day nowledged that they signed, sealed and thousand	
JOEL D HALPER OFFICIAL MY COMMISSION EXPIRES	the gold	instrument as the not and	
SEPTEMBER 8, 2013	voluntary act for 1	the uses and purposes therein set lordi, meddang	
MAPRESS SEAL RERE	the release and wa	wer of the right of homestead.	
	$S_{CP}$	d,y of <u>F36.44</u> 20 12	
Given under my hand and official seal, this		17-33-41	
Commission expires20	·	NOTARY PUBLIC Chicago, IL	
Commission expires 20 This instrument was prepared by JOEL D. HA	LPER, 10 S. La	NAME AND ADDRESS 60603	
$\tau_{c}$			
Legal Description			
Ethut Mentition			
LOT 18 IN BLOCK 1 IN RAVENSWOOD GOLF CLUB SUBDIVISION OF THE EAST 1/2 OF THE			
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, PANGE 13			
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS			
·		•	
İ			
		7.4 PV 14 TO	
		send subsequent tax bills to: MARTIN and EILEEN PHILBIN	
JOEL D. HALPER		(Name)	
JOEL D. HALPER (Name)	Suite 3500	4908 North Keeler Ave.	
MAIL TO: 10 South LaSalle St., (Address)	30100 3300	(Address)	
Chicago, IL 60603		Chicago, IL 60630 (City, State and Zip)	
\\ \	EAL ESTATE RANSFER TAX	(DRY, State one EV)	
OR > 5			
FBI.16.12 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	00 <u>0</u> 00		

FP326650

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

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## 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 FORM IS, 192012 Signature:

	G <del>rantor</del> or Agent
Subscribed and sworn to before me by the said Joi L D NALDY this 15th day of February.  Notary Public The Son Makel	OFFICIAL SEAL THEODORE H. NEBEL Notary Public - State of Illinols My Commission Expires Feb 26, 2015
The grantee or his agenc affirms and vershown on the deed or assignment of beneficither a natural person, an Illinois corauthorized to do business or acquire and a partnership authorized to do business estate in Illinois, or other entiry recoto do business or acquire and hold title	ficial interest in a land trust is eporation or foreign corporation i hold title to real estate in Illinois or acquire and hold title to real egnized as a person and authorized
the State of Illinois.  Dated FERMINIS, 19 1910 Signature:	Grantee or Agent
Subscribed and sworn to before me by the said John I MARY this 15 day of February  Notary Public Index Mubil	OFFICIAL SEAL THEODORE H. NEBEL Notar, Public - State of Illinois My Con mission Expires Feb 26, 2015

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.

(Atach 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.)