

UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)



THE GRANTOR(S),

Eleanor Drobut,
widowed and not since remarried,

of the County of Cook and the State of Illinois, for and in consideration of Ten and No/100ths (\$10.00) Dollars and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS unto

Eleanor M. Drobut
4848 S. Long Avenue
Chicago, Illinois 60638

Doc#: 1207929030 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/19/2012 11:08 AM Pg: 1 of 3

SPACE FOR RECORDER'S USE ONLY

as Trustee under the provisions of a Trust Agreement known as the Eleanor M. Drobut Living Trust dated February 15, 2012, (hereinafter referred to as "said Trustee", regardless of the number of trustees,) and unto all and every successor or successors in trust under said Trust Agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

That part of Lot 7 in Frederick H. Bartlett's 48th Avenue Subdivision of Lot A (except railroad) in the Circuit Court Partition of the South Half and that part of the North West Quarter lying South of the Illinois and Michigan Canal Reserve of Section 3, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, falling North of the following described tract of land:

Beginning at the South East corner of said Lot; thence West along the South line of said Lot 7 to the South West corner of said Lot 7; thence North along the West line of said Lot 7 a distance of 24.53 feet; thence Easterly along a line to a point on the East line of said Lot 7, said point being 24.97 feet North of the South East corner of said Lot 7; thence South along the East line of said Lot 7 to the place of beginning.

Permanent Real Estate Index Number(s): 19-03-105-015-0000

Address(es) of real estate: 4200 S. Knox Avenue, Chicago, Illinois 60632

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 successor 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 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 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

UNOFFICIAL COPY

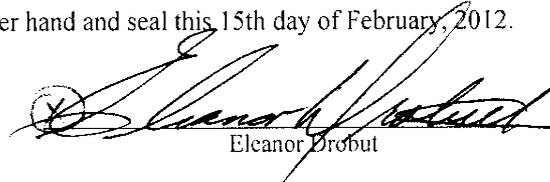
instrument executed by said Trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this Indenture and by said Trust Agreement 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 grantors 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.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal this 15th day of February, 2012.

(SEAL)


Eleanor Drobot

(SEAL)

STATE OF ILLINOIS

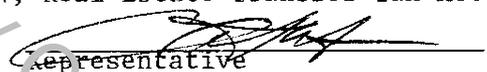
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Eleanor Drobot, a widow 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.

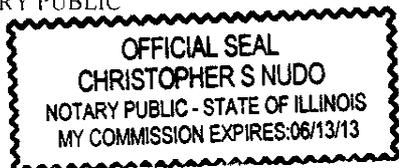
Subscribed and Sworn to before me
this 15 day of February, 2012.

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

2-15-12
Date


Representative


NOTARY PUBLIC



This instrument was prepared by:

Christopher S. Nudo
DiMonte & Lizak, LLC
216 Higgins Road
Park Ridge, Illinois 60068

MAIL TO:

Christopher S. Nudo
216 Higgins Road
Park Ridge, Illinois 60068

SEND SUBSEQUENT BILLS TO:

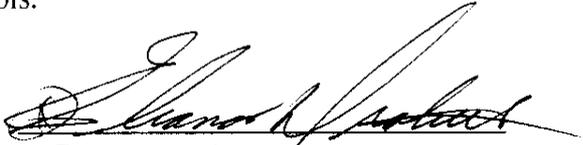
Eleanor M. Drobot
4848 S. Long Avenue
Chicago, Illinois 60638

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

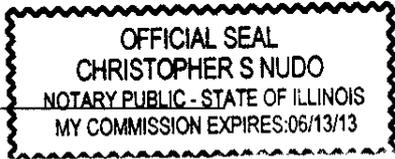
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: February 15, 2012.

Signature: 
Grantor or Agent

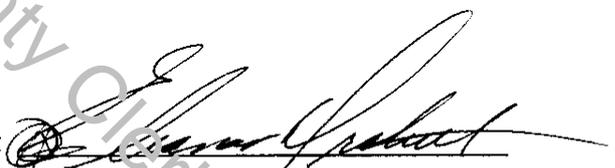
Subscribed and sworn to before me this 15th day of February, 2012.

Notary Public 

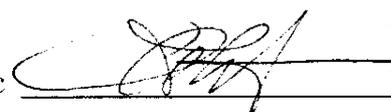


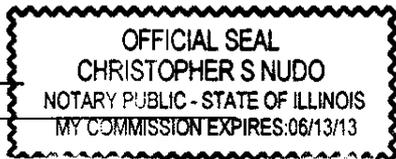
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: February 15, 2012.

Signature: 
Grantor or Agent

Subscribed and sworn to before me this 15th day of February, 2012.

Notary Public 



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.)