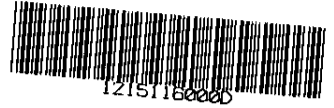


UNOFFICIAL COPY

DEED IN TRUST (ILLINOIS)

THE GRANTOR

Edward Simon and Allison Simon,
husband and wife,



Doc#: 1215116000 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/30/2012 09:54 AM Pg: 1 of 3

Above space for Recorder's Office Only

of the County of Cook and State of Illinois for and in consideration of the sum of (\$10.00) TEN DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, hereby **CONVEY** and **QUIT CLAIM** to Edward Simon and Allison Simon, trustees of the Edward Simon Trust dated November 5, 2011 as to an undivided 1/2 interest and Allison Simon and Edward Simon, trustees of the Allison Simon Trust dated November 5, 2011 as to an undivided 1/2 interest, as tenants in common, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate:

LOT 212 AND THE SOUTHEASTERLY 1/4 OF THE VACATED ALLEY LYING NORTHWESTERLY AND ADJOINING IN H. ROY BERRY CO'S DEVON AVENUE HIGHLANDS BEING A SUBDIVISION OF LOT 1 IN JOHN BATTCHER ESTATE DIVISION OF NORTH FRACTIONAL HALF OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index Number: 12-02-108-014-0000
Address of real estate: 1232 S. Chester Avenue, Park Ridge, Illinois 60068



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 31969

This Quit Claim Deed was prepared for the Grantor without the benefit or requirement of a title search.

This deed is exempt pursuant to 35 ILCS 200/31-45(e)

John Pankau, dated 11-23-11

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and of 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 grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways, or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or 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 proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire 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 executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the

S Yes
P 3
S NO
M NO
SC Yes
E Yes
INT Yes

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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 into 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 person 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 property and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County per the Trust is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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 is or hereafter shall be registered, the Registrar of Titles is directed not to register or note the Certificate of Title, duplicate thereof, or memorial, the words, "in trust" or "upon condition", or "with limitation" or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 23rd day of November, 2011

PLEASE
PRINT OR
TYPE NAMES
BELOW
SIGNATURE(S)

[Signature]
Edward Simon

(SEAL)

[Signature]
Allison Simon

(SEAL)

(SEAL)

(SEAL)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Edward Simon and Allison Simon, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that their 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 official seal, this 23rd day of November, 2011.

Commission expires 20

[Signature]
NOTARY PUBLIC

This instrument was prepared by: John Pankau, 105 East Irving Park Road, Itasca, Illinois 60143

MAIL TO:
Law Office of John Pankau
105 E Irving Park Road
Itasca IL 60143

SEND SUBSEQUENT TAX BILLS TO:
Edward Simon and Allison Simon, trustees/grantees
1232 S. Chester Avenue
Park Ridge, IL 60068

OR
Recorder's Office Box No. _____

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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 grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and 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 5/15/2012, 20____ Signature: _____

Grantor or Agent

Subscribed and sworn to before
Me by the said John Pankau
this 15th day of May,
20 12.



NOTARY PUBLIC Tajiya Hasan

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 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.

Date 5/15/2012, 20____ Signature: _____

Grantee or Agent

Subscribed and sworn to before
Me by the said John Pankau
This 15th day of May,
20 12.



NOTARY PUBLIC Tajiya Hasan

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.)