

# UNOFFICIAL COPY

EXEMPT FROM TAXATION UNDER THE PROVISIONS OF PARAGRAPH (e) OF SECTION 31-45 OF THE ILLINOIS REAL ESTATE TRANSFER TAX ACT AND PARAGRAPH (e) OF SECTION 4 OF THE COOK COUNTY TRANSFER TAX ORDINANCE.



Doc#: 1221639051 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/03/2012 01:41 PM Pg: 1 of 3

July 12, 2012  
Date

*Gene Moore*  
Buyer, Seller or Representative

## DEED IN TRUST

**THE GRANTORS, THOMAS GEORGE HORNBY and JENNIFER MOORE**, husband and wife, of the County of Cook and State of Illinois for and in consideration of Ten and No/100 (\$10.00) dollars, and other good and valuable considerations in hand paid, Convey and Warrant unto **GRANTEES**:

**THOMAS GEORGE HORNBY**, of 1502 W. Highland Ave., Chicago, IL 60660, **AS TRUSTEE OF THE THOMAS GEORGE HORNBY TRUST dated July 12, 2012, an undivided fifty-percent interest, and JENNIFER L. MOORE**, of 1502 W. Highland Ave., Chicago, IL 60660, **AS TRUSTEE OF THE JENNIFER L. MOORE TRUST dated July 12, 2012, an undivided fifty-percent interest,**

(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 agreements, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 78 IN R. B. PARSON'S SUBDIVISION THE NORTH 26 RODS AND 11 FEET OF THE NORTHWEST 1/4 OF SECTION 5 AND THAT PART OF CLARK STREET OF THE NORTH 26 RODS AND 11 FEET OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 14-05-100-042-0000

Address of Real Estate: 1502 W. Highland Ave., Chicago, IL 60660

**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 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 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 99 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 time hereafter; to contract to make leases

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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 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 hereof of 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 containing 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 Grantors aforesaid have hereunto set their hand and seal this 12<sup>th</sup> day of July, 2012.

Thomas George Hornby  
THOMAS GEORGE HORNBY

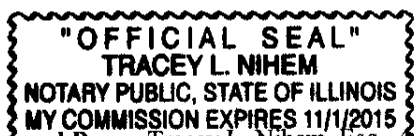
Jennifer Moore  
JENNIFER MOORE

STATE OF ILLINOIS )  
) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT THOMAS GEORGE HORNBY and JENNIFER MOORE, personally known to me to be the same person whose names are 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 official seal, this 12<sup>th</sup> day of July, 2012

Tracey L. Nihem  
Notary Public



Prepared By: Tracey L. Nihem, Notary Public, 605 N. Lincoln Ave., Chicago, Illinois 60625

Mail To and Name and Address of Taxpayer: THOMAS GEORGE HORNBY, Trustee, and JENNIFER L. MOORE, Trustee, 1502 W. Highland Ave., Chicago, IL 60660

City of Chicago  
Dept. of Finance  
625373



Real Estate  
Transfer  
Stamp

8/3/2012 13:21

dr00764

\$0.00

Batch 5,088,263

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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 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 July 12, 2012

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY  
THE SAID THOMAS GEORGE HORNBY

THIS 12<sup>th</sup> DAY OF July, 2012.

NOTARY PUBLIC [Handwritten Signature]



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 July 12<sup>th</sup>, 2012

Signature [Handwritten Signature] Trustee  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY  
THE SAID THOMAS GEORGE HORNBY, as Trustee of  
The THOMAS GEORGE HORNBY TRUST dated July 12, 2012

THIS 12<sup>th</sup> DAY OF July, 2012.

NOTARY PUBLIC [Handwritten Signature]



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]