

UNOFFICIAL COPY

DEED IN TRUST



Mail to:

Dowd, Dowd & Mertes, Ltd.
701 Lee St., Suite 790
Des Plaines, IL 60016

Doc#: 1222149044 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/08/2012 01:49 PM Pg: 1 of 4

Name & Address of Taxpayer:

Kenneth Hill and Rosemary Hill
2647 North Nordica Avenue
Chicago, IL 60707

Above Space for Recorder's Information

THE GRANTORS, KENNETH HILL and ROSEMARY HILL, his wife, of 2647 North Nordica Avenue, Chicago, Cook County, Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) in hand paid, CONVEY and QUIT-CLAIM an undivided one-half interest unto ROSEMARY HILL, as Trustee under the provisions of the KENNETH HILL LIVING TRUST DATED MAY 3, 2012, and an undivided one-half interest unto ROSEMARY HILL, as Trustee under the provision of the ROSEMARY HILL DECLARATION OF TRUST DATED APRIL 9, 2012, of 2647 North Nordica Avenue, Chicago, Cook County, Illinois, as tenants in common, (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:

Lot 19 in Block 5 in Johnson's Addition to Mont Clare, a Subdivision of the East 1/2 of the West 1/2 of the South West 1/4 and the West 1/2 of the East 1/2 of said South West 1/4 of Section 30, Township 40 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois.

Address of Property: 2647 North Nordica Avenue
Chicago, Illinois 60707

Permanent Index No.: 13-30-311-003

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

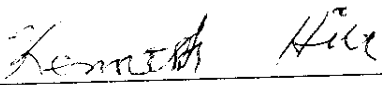
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hereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or futuro, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change 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.

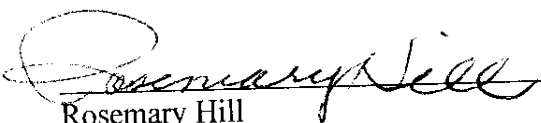
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, lease or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 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.

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 hereunder set their hands and seals, this 3rd day of May, 2012.



 Kenneth Hill



 Rosemary Hill

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ROSEMARY HILL is 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 and delivered said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 3rd day of May, 2012.

Mary E. Kruse
"OFFICIAL SEAL"
MARY E. KRUSE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/14/2015

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KENNETH HILL is 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 and delivered said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 4th day of May, 2012.

Mary E. Kruse
"OFFICIAL SEAL"
MARY E. KRUSE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/14/2015

Notary Public

Exempt under Provisions of Paragraph E
Section 31-45, Real Estate Transfer Act

[Signature] 5/3/12
Buyer, Seller or Representative Date

This document prepared by:

Drake D. Mertes, Esquire
Dowd, Dowd & Mertes, Ltd.
701 Lee Street, Suite 790
Des Plaines, IL 60016

City of Chicago
Dept. of Finance
625377



Real Estate
Transfer
Stamp

8/3/2012 14:02
dr00031

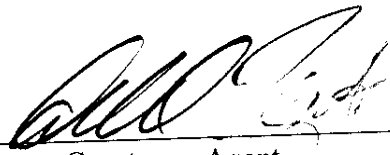
\$0.00
Batch 5,088,700

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STATEMENT BY GRANTOR AND GRANTEE

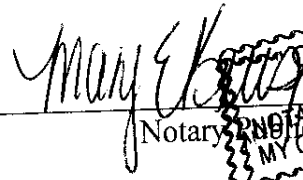
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust, is either a natural person, an Illinois Corporation or a foreign corporation authorized to do business or acquire and hold 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: May 3, 2012



Grantor or Agent

Subscribed and Sworn to before me this
3rd day of May, 2012.



Notary Public

"OFFICIAL SEAL"
MARY E. KRUSE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/14/2015

The grantee or the grantee's 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 a 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.

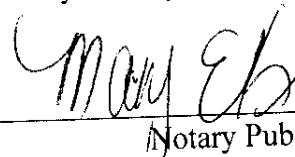
Dated: May 3, 2012



Grantee or Agent

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.

Subscribed and Sworn to before me this
3rd day of May, 2012.



Notary Public

"OFFICIAL SEAL"
MARY E. KRUSE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/14/2015