

# UNOFFICIAL COPY



## QUIT CLAIM DEED IN TRUST

Doc#: 1225534032 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/11/2012 09:53 AM Pg: 1 of 4

THE GRANTOR, ROBERT J. HANSEN, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars, CONVEY AND QUIT CLAIM to CLAUDIA A. HANSEN, trustee of the CLAUDIA A. HANSEN LIVING TRUST DATED January 24, 2012 as Grantee, (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, One Hundred Percent (100%) of the Grantor's interest in the following described real estate located in Cook County, State of Illinois, to wit:

Legal Description: LOT 47 IN BLOCK 3 IN T.J. DIVENS SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE, 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 16-02-322-002-0000

Property Address: 955 North Ridgeway Avenue, Chicago, Illinois, 60651

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 and set forth herein.

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 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 matter of fixing the amount of 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.

City of Chicago  
Dept. of Finance  
627748



Real Estate  
Transfer  
Stamp

\$0.00

9/11/2012 9:26

dr00764

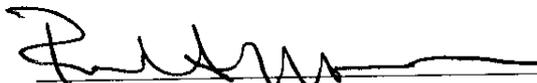
Batch 5,255,803

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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 the 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 agreements; 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 Quit Claim Deed in Trust and by said trust agreements was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Quit Claim Deed and in said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that said trustees were 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 undersigned hereby expressly waives and releases any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois providing the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the undersigned has hereunto set his hands and seals this 21<sup>st</sup> day of June, 2012.

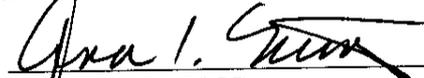
  
 \_\_\_\_\_  
 ROBERT J. HANSEN

STATE OF ILLINOIS            )  
 COUNTY OF COOK            )            SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CLIENT, 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, sealed and delivered the said instrument as his 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 21<sup>st</sup> day of June, 2012.



  
 \_\_\_\_\_  
 NOTARY PUBLIC  
 My Commission Expires: 03/09/13

# UNOFFICIAL COPY

**This instrument was prepared by and after recording return to:**

Christine E. Clark  
Attorney at Law  
2357 North Drake Avenue, #2  
Chicago, IL 60647

**Send this instrument and subsequent tax bills to:**

CLAUDIA A. HANSEN  
Trustee of the Claudia A. Hansen Living Trust  
3725 West Augusta Boulevard,  
Chicago, Illinois 60622

Exempt under provisions of Paragraph "E" Section 31-45 Real Estate Transfer Tax Law

Dated: July 9, 2012

Christine Clark  
CHRISTINE E. CLARK

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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.

Date: 6/21/12

[Signature]  
By: ROBERT J. HANSEN, Grantor

SUBSCRIBED and SWORN to before me this 21<sup>st</sup> day of June 2012.



[Signature]  
NOTARY PUBLIC  
My commission expires: 03/09/13

The grantee or his/her 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.

Date: 6/21/12

[Signature]  
By: CLAUDIA A. HANSEN, Grantee

SUBSCRIBED and SWORN to before me this 21<sup>st</sup> day of June, 2012.



[Signature]  
NOTARY PUBLIC  
My commission expires: 03/09/13

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 5 of the Illinois Real Estate Transfer Act.]