

# UNOFFICIAL COPY



Doc#: 1302441030 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/24/2013 11:28 AM Pg: 1 of 5

Property of Cook County Clerk's Office

**C.T.I./W**

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**TRUSTEE'S DEED IN TRUST  
(ILLINOIS)**

This Indenture is made on December 1, 2012. The GRANTOR, James T. Fox, a Trustee under the JAMES FOX DECLARATION OF TRUST DATED AUGUST 18, 1994, of 12608 S. 90th Avenue, Palos Park, Illinois 60464, party of the first part, for and in consideration of Ten Dollars, in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, and other good and valuable considerations in hand paid, Conveys and Quit Claims an undivided 50% interest unto the GRANTEE James T. Fox, Trustee, of 12608 S. 90th Avenue, Palos Park, Illinois 60464, and said trustee's successors in trust, under the JAMES T. FOX 2012 IRREVOCABLE ILLINOIS RESIDENCE TRUST DATED DECEMBER 1, 2012 (hereafter referred to as the "Trust"), said trustee and said trustee's successors in trust being the party of the second part and being sometimes hereafter referred to as the "trustee", regardless of the number of trustees, all of grantor's right, title and interest in and to the following described real estate, situated in Cook County, Illinois, to-wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

Parcel Identification Number: 23-27-416-003

Common Street Address: 12608 S. 90<sup>th</sup> Avenue, Palos Park, Illinois 60464

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

Trustee's Deed in Trust: Grantor: James Fox Declaration of Trust dated 08/18/94 / Grantee: 50% James T. Fox 2012 Irrevocable Illinois Residence Trust dated 12/01/12: Page 1

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**BOX 333-CTI**

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To Have and to Hold the said premises, together with all and singular the appurtenances and privileges thereunto belonging or in any wise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or equity, either in possession, or expectancy of, to the only proper use, benefit and behoof of the said party of the second part, and unto every successor or successors in trust under said Trust, FOREVER.

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 authority 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 on 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, trustee 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 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 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 title, estate, rights, powers, authorities, duties and obligations of its, his, her 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.



**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION:**

A TRACT OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE SUNK IN THE GROUND AT THE NORTHEAST CORNER OF LOT 9; THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 9 A DISTANCE OF 119.47 FEET TO AN IRON RED SUNK IN THE GROUND; THENCE SOUTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE TO THE LEFT OF 153 DEGREES 50 MINUTES 10 SECONDS WITH THE LAST DESCRIBED COURSE A DISTANCE OF 122.8 FEET TO AN IRON RED SUNK IN THE GROUND; THENCE ON THIS SAME LINE PRODUCED SOUTHWESTERLY TO ITS POINT OF INTERSECTION WITH A LINE WHICH IS 16 FEET SOUTHEASTERLY OF AND PARALLEL TO A TRANSIT LINE 105.68 FEET IN LENGTH WHOSE BEGINNING AND END ARE DETERMINED BY THE VERTICES OF ANGLES J AND L; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED PARALLEL LINE TO ITS POINT OF INTERSECTION WITH A CURVED LINE WHICH IS 16 FEET SOUTHEASTERLY OF AND PARALLEL TO A CURVED LINE WHOSE CHORD MEASURES 138.78 FEET AND WHICH CHORD TERMINATES AT THE VERTEX OF ANGLE E; THENCE SOUTHWESTERLY ALONG THE LAST DESCRIBED PARALLEL CURVED LINE TO ITS POINT OF INTERSECTION WITH A CURVED LINE WHICH IS 16 FEET SOUTHWESTERLY OF AND PARALLEL TO A CURVED LINE WHOSE CHORD MEASURED 87.63 FEET AND WHICH CHORD TERMINATES AT THE VERTEX OF ANGLE F; THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED PARALLEL CURVED LINE TO ITS POINT OF INTERSECTION WITH A LINE WHICH IS 16 FEET WESTERLY OF AND PARALLEL TO A LINE WHICH FORMS AN ANGLE TO THE LEFT OF 130 DEGREES 19 MINUTES 40 SECONDS WITH THE LAST DESCRIBED CHORD; THENCE NORTHWESTERLY ALONG THE LAST DESCRIBED PARALLEL LINE TO ITS POINT OF INTERSECTION WITH A LINE WHICH IS 16 FEET NORTHWESTERLY OF AND PARALLEL TO A LINE WHOSE BEGINNING AND END ARE DETERMINED BY THE VERTICES OF ANGLE G AND H; THENCE NORTHEASTERLY ALONG THE LAST DESCRIBED PARALLEL LINE TO ITS POINT OF INTERSECTION WITH A LINE WHICH IS 16 FEET NORTHERLY OF AND PARALLEL TO A LINE WHOSE BEGINNING AND END ARE DETERMINED BY THE VERTICES OF ANGLE H AND C; THENCE EASTERLY ALONG LAST DESCRIBED PARALLEL LINE TO ITS POINT OF INTERSECTION WITH A LINE WHICH IS 16 FEET NORTHERLY OF AND PARALLEL TO A TRANSIT LINE 95.53 FEET IN LENGTH WHOSE BEGINNING AND END ARE DETERMINED BY THE VERTICES OF ANGLES K AND L; THENCE EASTERLY ALONG LAST DESCRIBED PARALLEL LINE TO ITS POINT OF INTERSECTION WITH A LINE WHICH IS 16 FEET NORTHWESTERLY OF AND PARALLEL TO A LINE WHOSE BEGINNING AND END ARE DETERMINED BY THE VERTICES OF ANGLES B AND A; THENCE NORTHEASTERLY ALONG LAST DESCRIBED PARALLEL LINE TO ITS POINT OF INTERSECTION WITH A LINE WHICH IS 16 FEET WEST OF AND PARALLEL TO THE EAST LINE OF LOT 9; THENCE NORTHERLY ALONG LAST DESCRIBED PARALLEL LINE TO ITS POINT OF INTERSECTION WITH THE NORTH LINE OF LOT 9; THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 9 A DISTANCE OF 16 FEET TO THE POINT OF BEGINNING AND THE TRACT CONTAINING 0.674 ACRES MORE OR LESS, ALL IN LOT 9 IN MONSON AND SMITH'S 2ND ADDITION TO PALOS PARK, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Parcel Identification Number: 23-27-416-003

Common Street Address: 12608 S. 90<sup>th</sup> Avenue, Palos Park, Illinois 60464


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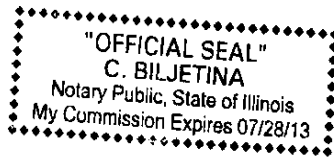
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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 January 16, 2013 Signature:   
Grantor or Agent

Subscribed and sworn to before me by the  
said Abby Billings  
this 16th day of January  
2013

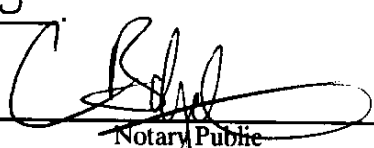
  
Notary Public

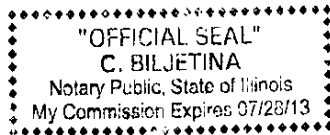


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 January 16, 2013 Signature:   
Grantee or Agent

Subscribed and sworn to before me by the  
said Abby Billings  
this 16th day of January  
2013

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