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Doc#: 1312954008 Fee: \$44.00
RHSP Fee: \$10.00 Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/09/2013 12:31 PM Pg: 1 of 4

DEED IN TRUST

THE GRANTOR, Herbert P. Baumgart, a married man, of the Village of Melrose Park, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, does hereby Convey and Quitclaim in fee simple unto Herbert P. Baumgart, and his successors, as Trustee under a Declaration of Trust dated February 8, 2000 and known as the Herbert P. Baumgart TRUST (the "Declaration of Trust"), whose address is 1604 North 9th Avenue Melrose Park, Illinois 60160, the following described real estate situated in the County of Cook, State of Illinois, to wit:

Legal Description: Lot 1 and Lot 2 in Block 247 in Maywood in Section 2, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

PIN: 15-02-327-001-0000

ADDRESS OF PROPERTY: 819 North 4th Avenue, Maywood, IL 60153

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH
(6), SECTION (2) OF THE VILLAGE OF
MAYWOOD REAL ESTATE TRANSFER TAX ORDINANCE.

Janča Wilson 5/9/13
AUTHORIZED SIGNATURE DATE

SUBJECT TO: General real estate taxes for the year 2012 and subsequent years; covenants, restrictions and easements of record.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Declaration of Trust set forth.

Full power is hereby granted to said Trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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,

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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 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 obligated to see that the terms of this trust have been complied with, or be obligated 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 Declaration of Trust, 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 Declaration of 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 Declaration of 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, mortgage, lease 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 or their predecessor in trust.

And the said Grantor hereby expressly waives and releases 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.

Dated this 1st day of May, 2013.

Herbert P. Baumgart

Exempt under the provisions of 35 ILCS

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200/31-45 (e).

May 1, 2013 Herbert P. Baumgart
Date Buyer, Seller or Representative

STATE OF ILLINOIS)
COUNTY OF Cook)SS.

Herbert P. Baumgart, the undersigned, a Notary Public, do hereby certify that Herbert P. Baumgart, 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 the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 1st day of May, 2013.



Venus L. Meadows
Notary Public

Prepared by:
Sharon Cauley
521 Morris Ln.
Hinsdale, IL 60521

After recording return to:
Herb Baumgart
1604 N. 9th Ave.
Melrose Park, IL
60160

Mail future tax bills to:
Herbert P. Baumgart, Trustee
Herbert P. Baumgart Trust
1604 N. 9th Ave.
Melrose Park, IL
60160

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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 title to real estate under the laws of the State of Illinois.

Dated May 1, 2013

Signature: *Sharon Couly*
Grantor or Agent

Subscribed and sworn to before me
By the said Notary
This 1st day of May, 2013
Notary Public Arlean Ireland



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 title to real estate under the laws of the State of Illinois.

Date May 1, ~~2011~~ 2013

Signature: *Sharon Couly, agent*
Grantee or Agent

Subscribed and sworn to before me
By the said NOTARY
This 1st day of May, 2013
Notary Public Arlean Ireland



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.)