

# UNOFFICIAL COPY



13182130220

## TRUSTEE'S DEED IN TRUST

### MAIL TO:

Vincent M. Cannon  
P.O. Box 1188  
Plainfield, IL 60544

### NAME & ADDRESS OF TAXPAYERS:

Glenn N. Siegel, Co-Trustee  
Karen McClard, Co-Trustee  
7239 Franklin Street, Unit A  
Forest Park, IL 60130

### GRANTEE(S):

Glenn N. Siegel, Co-Trustee  
Karen McClard, Co-Trustee  
7239 Franklin Street, Unit A  
Forest Park, IL 60130

Doc#: 1318213022 Fee: \$44.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00

Affidavit Fee: \$2.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/01/2013 09:10 AM Pg: 1 of 4

RECORDER'S STAMP

**THE GRANTOR(S):** Glenn N. Siegel, as Trustee of the Glenn N. Siegel Living Trust, dated April 9, 2008, of Cook County, State of Illinois, for and in consideration of TEN AND 00/100THS (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Glenn N. Siegel and Karen McClard, as Co-Trustees of the Glenn N. Siegel and Karen McClard Trust, dated April 12, 2013 hereinafter referred to as "said trustee," and 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 situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: THE SOUTH 18.0 FEET OF THE NORTH 37.72 FEET (EXCEPTING THEREFROM THE EAST 66.32 FEET) OF LOTS 7 AND 8 AND THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID LOTS 7 AND 8, TAKEN TOGETHER AS A SINGLE TRACT OF LAND IN BLOCK 2 IN RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 89085700, AS AMENDED FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** (a) General real estate taxes not due and payable at time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders lateral and drain tile, pipe or other conduit.

VILLAGE OF  
FOREST PARK  
PROPERTY COMPLIANCE  
No. 4615  
Call/ 4-12-13 Approved/Date  
Exempt

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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 15-12-404-022-0000  
Property Address: 7239 Franklin Street, Unit A, Forest Park, IL 60130

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 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 lease 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 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 or 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, and 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

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have any title or interest, legal or equitable, in or to said real estate as such, but only in interest in the earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the registrar of titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And said grantor(s) hereby expressly waive(s) and release(s) any right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

In Witness Whereof, the grantor(s) aforesaid has/have hereunder set his/her/their hand(s) and seal(s) this 12 day of April, 2013.

Glenn N. Siegel (SEAL) \_\_\_\_\_ (SEAL)  
Glenn N. Siegel, Individually and as Trustee  
of the Glenn N. Siegel Living Trust dated April 9, 2008

EXEMPT UNDER THE PROVISIONS OF PARAGRAPH  
e, SECTION 4, REAL ESTATE TRANSFER ACT

Dated: April 12 2013

Vincent M. Cannon  
Signature of Buyer, Seller or Representative

STATE OF ILLINOIS ) SS.  
COUNTY OF Kane )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Glenn N. Siegel, 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 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 12th day of April 2013.

Kristine I Kowalczyk  
Notary Public

NAME AND ADDRESS OF PREPARER:

Vincent M. Cannon  
Attorney at Law  
P.O. Box 1188  
Plainfield, IL 60544



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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: April 12, 2013

Glenn A. Siegel  
Grantor or Agent

Subscribed and sworn to before me by the said Glenn Siegel affiant  
this 12th day of April, 2013.



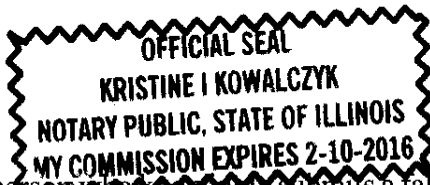
Kristine I Kowalczyk  
Notary Public

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

Dated: April 12, 2013

Glenn A. Siegel  
Grantee or Agent

Subscribed and sworn to before me by the said Glenn Siegel affiant  
this 12th day of April, 2013.



Kristine I Kowalczyk  
Notary Public

Note: Any person who knowingly submits a false statement concerning the identity of the 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)