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1319716067

QUITCLAIM DEED IN TRUST

THIS INDENTURE WITNESSETH, That the
Grantors

RYAN L. HART and
CATHERINE E. FRANCIS,
As Tenants By The Entirety

of the County of COOK
and State of ILLINOIS

For and in consideration of TEN and 00/100
DOLLARS, and other good and valuable
considerations in hand paid,
CONVEY and QUIT CLAIM unto

Doc#: 1319716067 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/16/2013 12:59 PM Pg: 1 of 3

Reserved For Recorder's Office

Ryan L. Hart, as Trustee of the RYAN HART TRUST DATED JUNE 24, 2013, as to a 50% interest,

AND

Catherine E. Francis, as Trustee of the CATHERINE FRANCIS TRUST DATED JUNE 24, 2013, as to a 50% interest

the following described real estate in the County of Cook and State of Illinois, to-wit:

THE EAST 25 FEET OF LOT 19 IN BLOCK 3 IN ASHLAND ADDITION TO RAVENSWOOD, A SUBDIVISION OF THAT PART SOUTHWEST OF GREEN BAY ROAD OF SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) (EXCEPT THE SOUTH 325 FEET OF THE WEST 200 FEET THEREOF) OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Tax Number: 14-17-313-024-0000

Property Address: 1458 W. CUYLER AVENUE, CHICAGO, IL 60613

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 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, 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

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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 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.

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.

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.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45 sub paragraph E.

In Witness Whereof, the grantors aforesaid have hereunto set their hand and seal
This 24 day of June, 20 13.

 (Seal)

 (Seal)

THIS INSTRUMENT WAS PREPARED BY:

THOMAS H. CLARK
THOMAS CLARK LAW LLC
1041 HOME AVENUE
OAK PARK, IL 60304

SEND TAX BILLS TO:

RYAN L. HART
CATHERINE E. FRANCIS
1458 W. CUYLER
CHICAGO, IL 60613

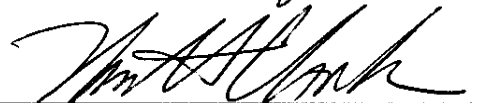
State of ILLINOIS

SS.

County of COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that RYAN L. HART and CATHERINE E. FRANCIS personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their 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 notarial seal this 24 day of June, 20 13

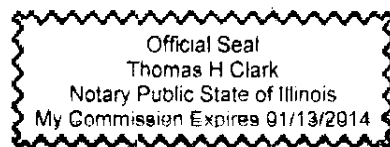


NOTARY PUBLIC

City of Chicago
Dept. of Finance
647879



Real Estate
Transfer
Stamp
\$0.00



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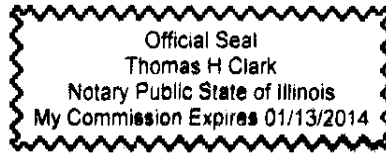
STATEMENT BY GRANTOR AND GRANTEE

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 June 24, 2013

Signature: Ryan L Hart
Grantor or Agent

Subscribed and sworn to before me
By the said RYAN L. HART
This 24 day of June, 2013
Notary Public Thomas H Clark

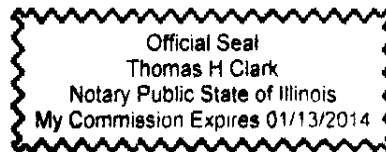


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 24, 2013

Signature: Ryan L Hart
Grantee or Agent

Subscribed and sworn to before me
By the said RYAN L. HART
This 24th day of June, 2013
Notary Public Thomas H Clark



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.)