

# UNOFFICIAL COPY

**DEED IN TRUST  
(ILLINOIS)**

**MAIL RECORDED DEED TO:**

**THOMAS J. POLINSKI & ASSOCIATES  
5844 W IRVING PARK ROAD  
CHICAGO, IL. 60634**



**Doc#: 1321056066 Fee: \$46.00**  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/29/2013 03:21 PM Pg: 1 of 5

**MAIL TAX BILL TO:**

**FRANCIS M. KING  
4313 N. SAYRE AVE.  
HARWOOD HEIGHTS, IL. 60706-7125**

**THE GRANTOR, FRANCIS M. KING, a single man, of the Village of Harwood Heights, County of Cook, and State of Illinois, for and in consideration of TEN (\$10.00) Dollars, and other good and valuable consideration in hand paid**

**CONVEYS and QUIT CLAIMS unto FRANCIS M. KING as Trustee under the provisions of a trust agreement known as THE FRANCIS M. KING LIVING TRUST dated the 9<sup>th</sup> day of July, 2013, (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, the following:**

**LOT 66 IN VOLK BROTHERS FIRST ADDITION TO MONTROSE AND OAK PARK AVENUE SUBDIVISION IN THE SOUTH HALF OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE INDIAN BOUNDARY LINE ACCORDING TO THE PLAT THEREOF, RECORDED SEPTEMBER 9, 1925 AS DOCUMENT NO. 9028488 IN COOK COUNTY, ILLINOIS.**

**Permanent Real Estate Index Number: 13-18-304-021-0000**

**Address of Real Estate: 4313 N. SAYRE AVE.  
HARWOOD HEIGHTS, IL 60706-7125**

**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 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

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VILLAGE OF HARWOOD HEIGHTS

2011



100.00

TRANSFER TAX

Property of Cook County Clerk's Office

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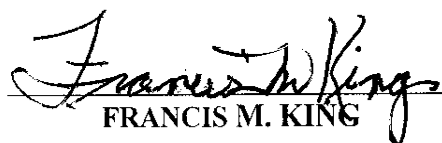
part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period 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 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 interests 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.

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", or "upon condition", or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

In Witness Whereof, the grantor aforesaid has hereunto set his hand and seals this 9<sup>th</sup> day of July, 2013.

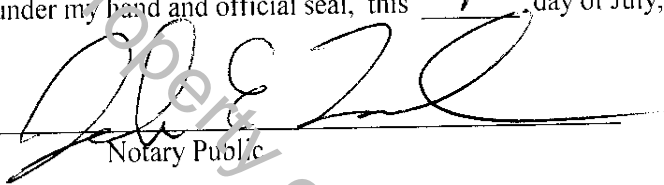
 (SEAL)  
FRANCIS M. KING

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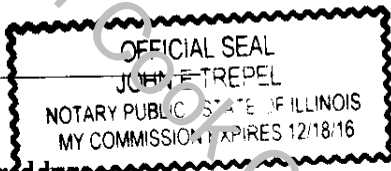
State of Illinois )  
 )ss  
County of Cook )

I, the undersigned, a Notary Public and in for said County, in the State aforesaid, DO HEREBY CERTIFY that **FRANCIS M. KING** is 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

Given under my hand and official seal, this 9<sup>th</sup> day of July, 2013.

  
\_\_\_\_\_  
Notary Public

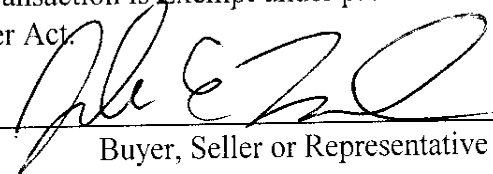
Commission Expires: \_\_\_\_\_



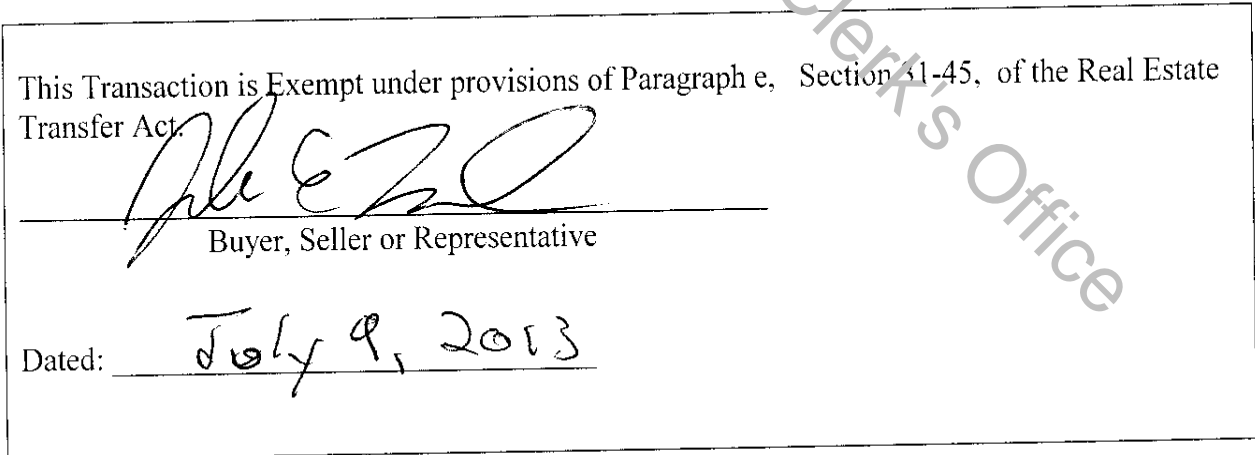
This instrument was prepared by

**John E. Trepel**  
**THOMAS J. POLINSKI & ASSOCIATES, LTD.**  
5844 W. Irving Park Road  
Chicago, Illinois 60634

This Transaction is Exempt under provisions of Paragraph e, Section 31-45, of the Real Estate Transfer Act.

  
\_\_\_\_\_  
Buyer, Seller or Representative

Dated: July 9, 2013



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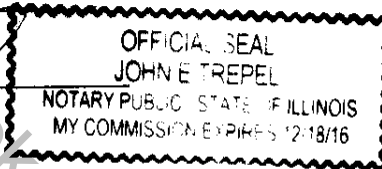
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor/Trustee or his Agent affirms that, to the best of his knowledge, the name of the Grantee/Trustee 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: July 9th 2013

Signature: *Francis King*  
Grantor or Agent

Subscribe and sworn to before me by the said Grantor this 9th day of July, 2013  
Notary Public *John E. Trepel*

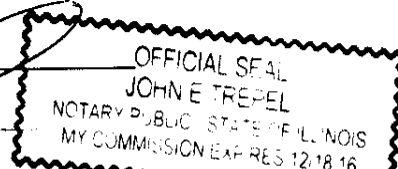


The Grantee or his Agent affirms and verifies that the name of the Grantee as shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: July 9th 2013

Signature: *Francis King*  
Grantee/Trustee or Agent

Subscribe and sworn to before me by the said Trustee this 9th day of July, 2013  
Notary Public *John E. Trepel*



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class 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.)