

# UNOFFICIAL COPY

## DEED IN TRUST (ILLINOIS)



Doc#: 1410856204 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/18/2014 08:42 AM Pg: 1 of 5

The Grantors,  
**Floyd T. Thompson,**  
**an unmarried person**  
**and not party to a**  
**civil union**

of the City of Chicago,  
County of Cook,  
and State of Illinois in  
consideration of the sum  
of Ten Dollars  
(\$10.00), and other good  
and valuable consideration,

the receipt of which is hereby acknowledged, hereby conveys and quit claims to **Floyd T. Thompson, as Trustee of the Floyd T. Thompson Declaration of Trust dated the 3<sup>rd</sup> day of March, 2014**, the following described real estate:

See legal description attached hereto and incorporated herein

Address of Real Estate: 1408 W. Foster, Unit 1, Chicago, Illinois 60640

Permanent Index Number: 14-08-124-057-1011

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trust set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof. (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to inquire into the powers and authority of the Trustee, and the execution of every contract, option, deal,

# UNOFFICIAL COPY

mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

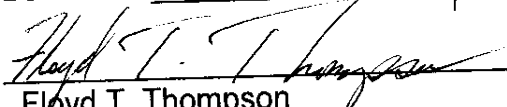
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability or refusal of the Trustee herein named, to act, or upon the Trustee's removal the then acting successor trustee of the **Floyd T. Thompson** Declaration of Trust is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

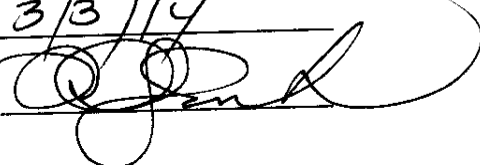
The Grantor hereby waives and releases any and all rights and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 3<sup>rd</sup> day of March, 2014

  
Floyd T. Thompson

Exempt under provision of Paragraph e Section 4,  
Real Estate Transfer Act.

Date: 3/3/14

Signature: 

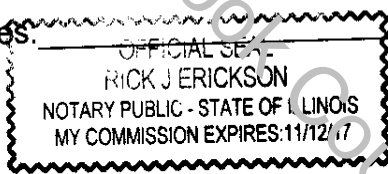
# UNOFFICIAL COPY

State of Illinois, County of Cook: I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Floyd T. Thompson, an unmarried person and not party to a civil union** personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged he/she/they signed, sealed and delivered the said instrument as he/she/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 seal, this 3<sup>rd</sup> day of March, 2014

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


My Commission expires:




This instrument was prepared by: Law Office of Rick J. Erickson, Ltd., 716 Lee Street, Des Plaines, IL 60016

Send subsequent tax bills to: **Floyd T. Thompson**  
 1408 W. Foster, Unit 1  
 Chicago, Illinois 60640

Upon recording mail to: **Floyd T. Thompson**  
 1408 W. Foster, Unit 1  
 Chicago, Illinois 60640

REAL ESTATE TRANSFER		03/17/2014
	CHICAGO:	\$0.00
	CTA:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>

14-08-124-057-1011 | 20140301603378 | ZX1NXG

REAL ESTATE TRANSFER		03/17/2014
	COOK	\$0.00
	ILLINOIS:	\$0.00
	<b>TOTAL:</b>	<b>\$0.00</b>

14-08-124-057-1011 | 20140301603378 | GM9RU0

# UNOFFICIAL COPY

Legal Description for Property Commonly Known As:

Address of Real Estate: 1408 W. Foster, Unit 1, Chicago, Illinois 60640

Permanent Index Number: 14-08-124-057-1011


**Legal Description:** Unit 1408-1 in the Anderson Glen Condominium as delineated on a survey of the following described real estate: The South  $5\frac{2}{3}$  feet of Lot 7 and all of Lots 8, 9 and 10 in Block 4 in Zero Park, being Zero Marx Subdivision of Blocks 1, 2, 3, and 4 of S.H. Kerfoots Resubdivision of Lots 1 and 20 inclusive in Louis E. Henry's Subdivision of Section 8, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document No. 21009246 together with its undivided percentage interest in the common elements, all in Cook County, Illinois

# UNOFFICIAL COPY

## 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: 3/3, 2014


Signature:   
Grantor or Agent

Subscribed and sworn to before me  
by the said Rick Erickson  
this 3<sup>rd</sup> day of March, 2014  
Notary Public Cynthia D Salamone



The Grantee 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: 3/3, 2014

Signature:   
Grantor or Agent

Subscribed and sworn to before me  
by the said Rick J Erickson  
this 3<sup>rd</sup> day of March, 2014  
Notary Public Cynthia D Salamone

