

UNOFFICIAL COPY

DEED TRUST
(ILLINOIS)

93460921

CAUTION: Consult a lawyer before using or acting under this form.
All warranties, including merchantability and fitness, are excluded.

93460921

THE GRANTOR JOANNE CHARLOTTE HAGMAN,
a widow not since remarried,

DEPT-01 RECORDING

\$25.00

T#5555 TRAN 4870 06/16/93 12:47:00

93119 8-125-460921

COOK COUNTY RECORDER

of the County of Cook and State of Illinois
(for and in consideration of TEN and NO/100--(\$10.00)
Dollars, and other good and valuable considerations in hand paid,
Convey and WARRANT /QUIT CLAIM unto
JOANNE C. HAGMAN, as Trustee of the
JOANNE HAGMAN LIVING TRUST dated 4/22/93.

93460921
(The Above Space For Recorder's Use Only)

of 7001 N. Ozark, Chicago, Illinois

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

Lots 22 and 23 in Block 10 in Edison Park in Section 36, Township
41 North, Range 12 East of the Third Principal Meridian, in Cook
County, Illinois.
P.I.N. 09-36-104-013

93460921

Property Address: 7001 N. Ozark, Chicago, Illinois

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 declaration 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 part thereof, from time to time, in possession or reversion, by leases to commence in present or in
future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 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 all 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 to inquire into any of the terms of said trust
declaration 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 declaration 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 declaration 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 by 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 under said trust declaration.

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.

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.

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.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 22nd day of April, 1993

Joanne Charlotte Hagman (SEAL)
Joanne Charlotte Hagman

(SEAL)

State of Illinois, County of Lake ss.

IMPRESS
SEAL
HERE

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY
CERTIFY that JOANNE CHARLOTTE HAGMAN, a widow not remarried,
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,
sealed and delivered the said instrument as her 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 22nd day of April, 1993

Commission expires July 14, 1996

[Signature]
NOTARY PUBLIC

This instrument was prepared by H.O. Nelson, 6215 W. Touhy Ave., Chicago, IL 60646
(NAME AND ADDRESS)

*USE WARRANT OR QUIT CLAIM AS PARTIES DESIRE

OFFICIAL SEAL
HERBERT O NELSON
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 7/14/96



MAIL TO: HERBERT O. NELSON
(Name)
6215 W. Touhy Ave.
(Address)
Chicago, IL 60646
(City, State and Zip)

ADDRESS OF PROPERTY:
7001 N. Ozark
Chicago, IL 60631
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES
ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Joanne Hagman, Trustee
7001 N. Ozark
Chicago, IL 60631

Exempt under Real Estate Transfer Tax of State of Illinois
Par. 3 & Cook County Ord. 95104 Par. 2
Date 6/15/93 Sign. [Signature]

2530
[Signature]

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Deed in Trust

TO

RECORDED

Property of Cook County Clerk's Office

GEORGE E. COLE
LEGAL FORMS

93460921
12609636

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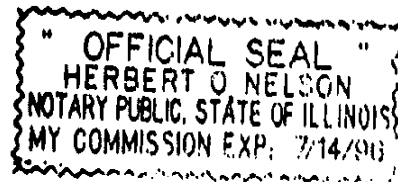
STATEMENT BY GRANTOR AND GRANTEE

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 4/22, 1993 Signature: Joanne C. Hagman
Grantor or Agent

Subscribed and sworn to before me by the
said JOANNE C. HAGMAN this
22nd day of April, 1993.

Notary Public Herbert O. Nelson

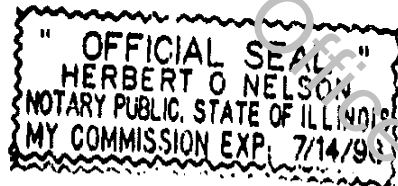


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 4/22, 1993 Signature: Joanne C. Hagman
Grantee or Agent

Subscribed and sworn to before me by the
said Joanne C. Hagman this
22nd day of April, 1993.

Notary Public Herbert O. Nelson



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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.]

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Property of Cook County Clerk's Office

10/10/10