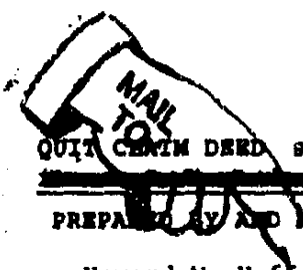


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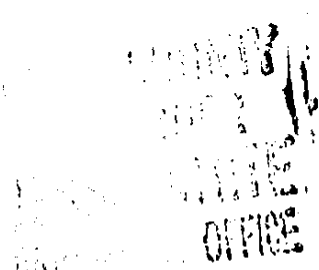
QUIT CLAIM DEED Statutory (Illinois)

PREPARED BY AND MAIL TO:

Howard M. Hoff
GOLDSTINE, SKRODZKI, RUSSIAN,
NEMEC AND HOFF, LTD.
7660 West 62nd Place
Summit, Illinois 60501 96336322
(708) 458-1253

SEND SUBSEQUENT TAX BILLS TO:

Flora A. Denison
11420 Woodlawn
Lemont, Illinois 60439



0001
RECORDING FEE 25.00
MAIL FEE 0.50
96336322 #
0028 MCH 14:30

(The Above Space For Recording Fee Only)

THE GRANTOR, DAVID DENISON and FLORA ANNA DENISON, his wife, of the Village of Lemont, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEYS AND QUIT CLAIMS to FLORA A. DENISON (or her designated successor), as Trustee of the FLORA A. DENISON 1996 TRUST under agreement dated April 26, 1996, 11420 Woodlawn, Lemont, Illinois 60439, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

LOT 8 AND LOT 9 IN ARCHER GARDENS A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 2, 1948, AS DOCUMENT NO. 14263098 IN COOK COUNTY, ILLINOIS

COMMONLY

KNOWN AS: 11420 Woodlawn, Lemont, Illinois 60439

P.I.N.: 22-23-205-008

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

TO HAVE AND TO HOLD said real estate with the following powers and for the following uses and purposes, to-wit:

1. The Trustee is vested with full rights of ownership over the above described real estate and the Trustee is specifically granted and given the power and authority:

- (a) To protect and conserve said real estate and improvements located thereon and to pay the taxes assessed thereon;
- (b) To sell said real estate, for cash or on credit, at public or private sale, to exchange said real estate for other property and to grant options to sell said property, and to determine the price and terms of sales, exchanges and options;
- (c) To execute leases and subleases for terms as long as 200 years, to subdivide or improve said real estate and tear down or alter improvements, to grant easements, give consent and make contracts relating to said real estate or its use and to release or dedicate any interest in said real estate;

Exempt under provisions of Paragraph 3, Section 4, Real Estate Transfer Act.

4/26/96
Date

Howard M. Hoff, Attorney
Buyer: \$25.50
96336322 JV

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- (d) To borrow money and to mortgage, pledge or encumber any or all of the said real estate to secure payment thereof;
- (e) To manage, control and operate said real estate, to collect the rent, issues and profits, to pay all expenses thereby incurred, and in addition, to manage and operate any business that may now or hereafter be operated and maintained on said real estate, and in general, to exercise any powers authorized by the provisions of the FLORA A. DENISON 1996 TRUST under agreement dated April 26, 1996; and
- (f) Anything herein to the contrary notwithstanding, the Trustee's liability hereunder, under the trust agreement or by operation of law to any person, firm or corporation is limited to the trust assets and the Trustee shall not become individually or personally obligated in any manner related thereto.

2. The Trustee shall hold said real estate and make distributions of said real estate or of the proceeds derived therefrom in accordance with the terms and conditions of that certain trust agreement dated the 26th day of April, 1996, and known as the FLORA A. DENISON 1996 TRUST.

3. No purchaser, grantee, mortgagee, lessee, assignee or any other person dealing with the Trustee need see to the application of any proceeds of any sales, lease, mortgage or pledge, but the receipt of the Trustee shall be a complete discharge and acquittance therefor. Any and all persons, including but not limited to grantees, mortgagees, lessees, transferees and assigns dealing with said Trustee need not inquire into the identification or status of any beneficiary under this deed or any collateral instrument nor inquire into or ascertain the authority of such Trustee to act in any exercise of any powers granted by this deed or the adequacy or disposition of any consideration paid to Trustee nor inquire into the provisions of the said unrecorded trust agreement and any amendments thereto collateral hereto.

4. The Grantor does hereby define and declare that the interests of any beneficiary hereunder or under the said trust agreement and any amendment thereto collateral hereto shall be personal property only.

5. By its acceptance of this conveyance, the Trustee covenants and agrees to do and perform the duties, acts and requirements upon it binding.

DATED this 26th day of April, 1996.

David Denison
DAVID DENISON

Flora Anna Denison
FLORA ANNA DENISON

96335322

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 DAVID DENISON and FLORA ANNA DENISON, his wife, personally known to me to be the same persons whose names are subscribed to the foregoing document appeared before me this day in person and acknowledged that they signed, sealed and delivered the same 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 official seal this 26th day of April, 1996.

Charlotte L. Ambuehl
Notary Public

Commission Expires:

"OFFICIAL SEAL"
CHARLOTTE L. AMBUEHL
Notary Public, State of Illinois
My Commission Expires Feb. 28, 1998

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STATEMENT BY GRANTOR AND GRANTEE

STATEMENT BY GRANTOR AND GRANTEE

96336322

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 the beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do

(The Above Space For Recorder's Use Only)

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 29, 1996

Signature: Howard M. Hoff

Howard M. Hoff, Agent

SUBSCRIBED AND SWORN TO BEFORE me by the said Agent this 29th day of April, 1996.

Charlotte L. Ambuehl
Notary Public

96336322

"OFFICIAL SEAL"
CHARLOTTE L. AMBUEHL
Notary Public, State of Illinois
My Commission Expires Feb. 28, 1998

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: April 29, 1996

Signature: Howard M. Hoff

Howard M. Hoff, Agent

SUBSCRIBED AND SWORN TO BEFORE me by the said Agent this 29th day of April, 1996.

Charlotte L. Ambuehl
Notary Public

"OFFICIAL SEAL"
CHARLOTTE L. AMBUEHL
Notary Public, State of Illinois
My Commission Expires Feb. 28, 1998

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

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