

# UNOFFICIAL COPY

DEED IN TRUST

97119566

THE GRANTOR Anderson Reed, Sr.

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 consideration in hand paid,  
CONVEYS and WARRANTS unto

Anderson Reed, Sr., as Trustee of the Anderson Reed, Sr. Trust

dated the 9th day of December, 1996, (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  
described real estate in the County of Cook and State of Illinois, to wit:

Lot 31 in Block 6 in Lee's Subdivision of the West 1/2 of the South  
1/4 of Section 20, Township 38, North, Range 14 East of the Third  
Principal Meridian, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 20-20-409-017-0000

Address(es) of real estate: 6843 South May Street, 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 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 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 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 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 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

DEPT-01 RECORDING \$25.50  
T#0003 TRAN 3945 02/20/97 16:18:00  
#5472 # DN \*-97-119566  
COOK COUNTY RECORDER

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Property of Cook County Clerk's Office

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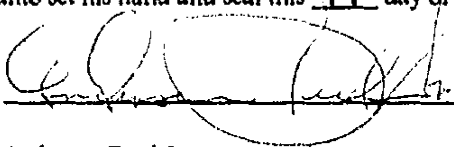
such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of it, 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.

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 his hand and seal this 14 day of FEBRUARY, 1997.

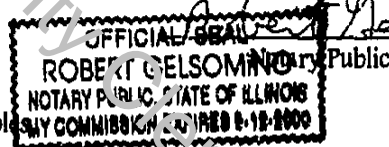
\_\_\_\_\_  
(SEAL)  (SEAL)  
\_\_\_\_\_  
Anderson Reed Sr.

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Anderson Reed Sr. 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14 day of February, 1997

Commission expires 9-12, 192000



This instrument was prepared by: Steven R. Lifson, McBride Baker & Coles



MAIL TO: Steven R. Lifson, McBride Baker & Coles  
500 West Madison Street, 40th Floor  
Chicago, Illinois 60661

SEND SUBSEQUENT TAX BILLS TO:  
Anderson Reed Sr.

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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

2/14/97 Date Anderson Reed Sr. Buyer, Seller or Representative

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his or her agent affirms that, to the best of his or her 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.

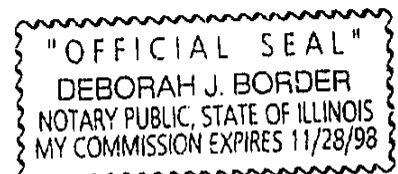
Dated: Feb. 19, 1997

Signature: Haymond G. Ague

Grantor or Agent

Subscribed and sworn to before me by the said Agent this 19 day of Feb, 1997.

Notary Public Deborah S. Border  
My commission expires: 11/28/98



The grantee or his or her 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.

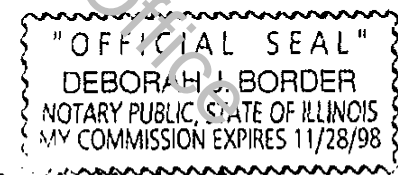
Dated: Feb. 19, 1997

Signature: Haymond G. Ague

Grantee or Agent

Subscribed and sworn to before me by the said Agent this 19 day of Feb, 1997.

Notary Public Deborah S. Border  
My commission expires: 11/28/98



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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