

UNOFFICIAL COPY

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1999-08-06 10:25:22
Cook County Recorder 27.50



99750218

Deed

in

Trust

THIS INDENTURE WITNESSETH: That the Grantor, CHARLES K. NEWSOME, of the City of Chicago, County of Cook and State Illinois, and in consideration of TEN (\$10) DOLLARS, and other good and valuable considerations in hand paid, the receipt of which is hereby acknowledged, convey and quit claim unto CHARLES K. NEWSOME, Trustee U/T/A dated June 1, 1999 between CHARLES K. NEWSOME, as Trustor, and CHARLES K. NEWSOME, as Trustee, the following described real estate situated in the County of Cook and State of Illinois, to wit:

Lot 12 and the West 1/2 of Lot 11 in Garden Homes Subdivision of the North West 1/4 of the North West 1/4 of Section 3, Township 37, North, Range 14, East of the Third Principal Meridian, in Cook County, IL

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts, and for the uses and purposes herein set forth:

Said Trustee shall have full power and authority:

- (a) To manage, improve, and protect said premises or any part thereof.
- (b) To dedicate any part thereof to any public use and also to vacate in whole or in part any subdivision or dedication thereof.
- (c) To mortgage or otherwise encumber, exchange, donate, sell or convey said premises or any part thereof, with or without consideration, for such terms and upon such conditions as said Trustee deems best.

- (d) To lease said premises or any part thereof by leases commencing at the time of making the same as well as at a future time for any terms of years, not exceeding 999 years, and subject to any terms and conditions that said Trustee thinks best; also to cancel, renew, extend or modify existing leases.
- (e) To grant easements of every description, also to execute contracts and grant options to lease or purchase said premises or any part thereof.
- (f) Generally to take any action with reference to said property that the Trustee thinks best, the intent being that said Trustee shall have every power and discretion over and in connection with the same that it would have if it were the absolute owner thereof, and the enumeration of specific powers herein shall not in any way control, limit or cut down the general powers herein granted.

In no case shall any person dealing with the Trustee or dealing with any grantee, mortgagee or lessee of the Trustee, with reference to said premises be obliged to see to the application of the purchase, mortgage or rent money, or to see that the terms of this trust have been complied with, or to inquire into the necessity or expediency of any act of said Trustee, or to be privileged or obliged to inquire into any of the terms of said trust agreement, and the execution of any deeds, mortgages, trust deeds, leases or other instruments by CHARLES K. NEWSOME, as Trustee, and his successors, shall be conclusive evidence in favor of the grantee, mortgagee, lessee or other party thereto that CHARLES K. NEWSOME, as Trustee, and his successors, was duly authorized and empowered to execute such instrument.

The interest of each and every beneficiary hereunder and of any and all persons claiming under them is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises, the intention being to vest in said CHARLES K. NEWSOME, as Trustee, and his successors, the entire legal and equitable title in fee in and to all of the premises above described, and that no beneficiary hereunder shall have any title or interest, legal or equitable in and to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

In case the title to any of the above described real estate is at any time, 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.

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The term "Trustee" as used herein shall include successor Trustees.

The said grantor hereby expressly waives and releases any and all right and 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 have hereunto set his hand and seal, this 1 day of June, 1999.

[Signature] (Seal)
Charles K. Newsome

CONSIDERATION
LESS THAN \$100.

Address of Grantee:
105 E. 87th St.
Chicago, IL 60619

STATE OF ILLINOIS)
COUNTY OF COOK)

I, Richard W. Larkin, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CHARLES K. NEWSOME, 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 seal this 1 day of June, 1999.

[Signature]
Notary Public

P.I.N. 25-03-102-002
Address of Property:
105 E. 87th St.
Chicago, IL 60619



PREPARED BY AND MAIL TO:
Richard W. Larkin
105 W. Madison St.
Chicago, IL 60602

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. E & Cook County Ord. 95104 Par. 4
Date AUG 6 1999 Sign. *[Signature]*

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Property of Cook County Clerk's Office

OFFICIAL SEAL

Date _____
Signature _____
Clerk of Cook County
Elected under 1981 State Transfer Tax Act Sec. 4

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 June 1, 1999

Signature: [Signature]
~~Grantor or Agent~~

Subscribed and sworn to before me by the said RICHARD W. LARKIN this 1 day of JUNE, 1999.
Notary Public Shirley M. Nelson

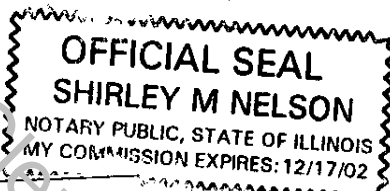


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 June 1, 1999

Signature: [Signature]
~~Grantee or Agent~~

Subscribed and sworn to before me by the said RICHARD W. LARKIN this 1 day of June, 1999.
Notary Public Shirley M. Nelson



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.)