

# UNOFFICIAL COPY



99051215

**ILLINOIS STATUTORY QUIT  
CLAIM DEED INDIVIDUAL TO  
TRUST**

**RETURN TO:**

Jack C. Mardoian  
191 E. Deerpath, #202  
Lake Forest, IL 60045

99051215

9074/0018 52 001 Page 1 of 5  
1999-01-19 08:51:55  
Cook County Recorder 29.50

**SEND SUBSEQUENT TAX BILL  
TO:**

Edward J. Keldon,  
Trustee  
2450 Belleview  
Westchester, IL 60153

**THE GRANTOR, EDWARD J.**

**KELDON**, a widower, of  
the Town of Westchester, County of Cook, State of Illinois, for and  
in consideration of Ten Dollars and other good and valuable  
consideration, the receipt and sufficiency of which is hereby  
acknowledged,

**Conveys and Quit Claims** to Edward J. Keldon, as Trustee under trust  
dated the 21st day of September, 1998, and known as the Edward J.  
Keldon Trust, of the Town of Westchester, County of Cook, State of  
Illinois, the following described Real Estate, to wit:

Lot 12 (except the North 44 feet thereof), the North half of  
vacated 25th Street south of and adjoining Lot 12 as vacated by  
ordinance registered as document no. 1765713 in Freedom Subdivision  
of the East 3/16 of the North Half of the South Half of North East  
Quarter (except the East 178 feet thereof) of Section 29, Township  
39 North, Range 12, East of the Third Principal Meridian, in Cook  
County, Illinois, according to the Plat thereof registered in the  
Office of the Registrar of Titles of Cook County, Illinois, as  
Document No. 1454987.

situated in the Town of Westchester, County of Cook in the State of  
Illinois, hereby release and waiving all rights under and by virtue  
of the Homestead Exemption Laws of the State of Illinois.

**Permanent Tax Identification No.:** 15-29-218-033-0000 and 15-29-  
218-034-0000

**Property Address:** 2450 Belleview Avenue, Westchester, 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  
Agreements set forth.

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P-4  
N-4  
M-4

COOK COUNTY

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Full power and authority is hereby granted to said trustees to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and 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 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 198 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 part dealing with said trustees 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 trustees, be obligated to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obligated to see that the terms of these trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustees, or be obliged or privileged to inquire into any of the terms of said Trust Agreements, and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 trusts created by this indenture and by said Trust Agreements were 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 Agreements or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustees were 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 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 its, 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 of other disposition of said real estate, and such interest 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(s) hereby expressly waive(s) and release(s) 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.

Dated this 21<sup>st</sup> day of September, 1998.

Edward J. Keldon SEAL  
EDWARD J. KELDON

State of Illinois )  
County of LAKE ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that EDWARD J. KELDON 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 21<sup>st</sup> day of September, 1998.

OFFICIAL SEAL  
JACK C. MARDOIAN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 04/18/02

John C. Mardoian  
NOTARY PUBLIC

**TRANSFER STAMP**  
CERTIFICATION OF COMPLIANCE  
Village of Westchester

AFFIX TRANSFER STAMPS ABOVE  
OR

This transaction is exempt from the provisions of the Real Estate Transfer Tax Act under Paragraph e, Section 4 of said Act.

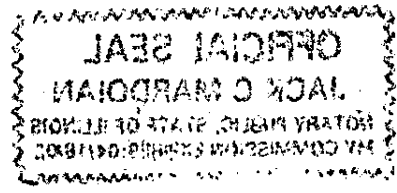
*Jack C. Mardoian*  
*Attorney at Law*

Date: September , 1998

This instrument prepared by:

Jack C. Mardoian, Attorney at Law  
191 E. Deerpath, Suite 202, Lake Forest, IL 60045

PROPERTY OF COOK COUNTY CLERK'S OFFICE



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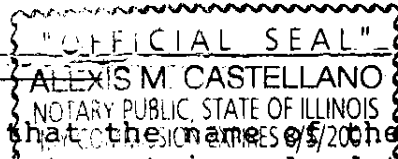
## STATEMENT BY GRANTOR AND GRANTEE

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 Dec. 23, 1998 Signature: John C. Madonia, Atty at Law  
Grantor or Agent

Subscribed and sworn to before me by the said John C. Madonia this 23<sup>RD</sup> day of December, 1998.

Notary Public Alexis M. Castellano

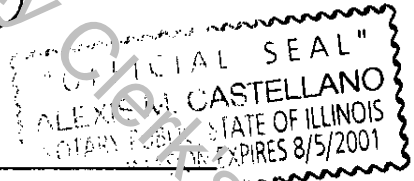


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 Dec 23, 1998, 1998 Signature: John C. Madonia, Atty at Law  
Grantee or Agent

Subscribed and sworn to before me by the said John C. Madonia this 23<sup>RD</sup> day of December, 1998.

Notary Public Alexis M. Castellano



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.)

