

UNOFFICIAL COPY

0010455012

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2001-05-30 09:33:11

Cook County Recorder 27.50



0010455012

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH,  
that the Grantor, MARY E.

JUAREZ, a widow, formerly known  
as MARY E. TAYLOR, of

Schaumburg, County of Cook and  
State of Illinois, for and in  
consideration of TEN AND NO/100  
DOLLARS (\$10.00), and other good  
and valuable considerations in hand  
paid, receipt of which is hereby

acknowledged, Conveys and

Warrants unto MARY E. JUAREZ, as Trustee under the provisions of a trust agreement dated the 20th  
day of April, 2001, known as The Mary E. Juarez Trust, the following described real estate in the  
County of Cook and State of Illinois, to-wit:

LOT 7125 IN SECTION 2 WEATHERSFIELD UNIT 7, BEING A SUBDIVISION IN  
THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 10 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED IN RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON APRIL  
20, 1967 AS DOCUMENT NUMBER 20114732, IN COOK COUNTY, ILLINOIS.

P.I.N.: 07-29-306-013

PROPERTY ADDRESS: 1811 SOUTH THOREAU COURT, SCHAUMBURG, ILLINOIS 60193

GRANTEE'S ADDRESS: 1811 SOUTH THOREAU COURT, SCHAUMBURG, ILLINOIS 60193

Exempt under provisions of  
Paragraph 200(e), Section  
31-45, Property Tax Code.

4/20/2001

This instrument does not affect to whom the tax  
bill is to be mailed, and therefore, no Tax Billing  
Information Form is required to be recorded with  
this instrument.

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts  
and for the uses and purposes herein and in such trust agreement set forth.

Full power and authority is hereby granted to said trustee 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

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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 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to mend, change or modify leases and the terms and provision 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 changes 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 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 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 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 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.

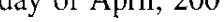
If the title to any of the above land is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition" or "with limitations," or words of similar import, in accordance 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.

Mary E. Juarez (SEAL)  
Mary E. Juarez

**"OFFICIAL SEAL"**  
**ROBERT E. JONES**  
Notary Public, State of Illinois  
My Commission Expires Sept. 27, 2004

20th day of April, 2001.

  
\_\_\_\_\_  
Notary Public

ROBERT E. JONES  
5100 Fairview Avenue  
P.O. Box 486  
Downers Grove, IL 60515-0486

54818 Jn  
VILLAGE OF SCHAUMBURG  
DEPT. OF FINANCE  
AND ADMINISTRATION  
DATE 4-24-01  
REAL ESTATE  
TRANSFER TAX  
AMT. PAID Empty

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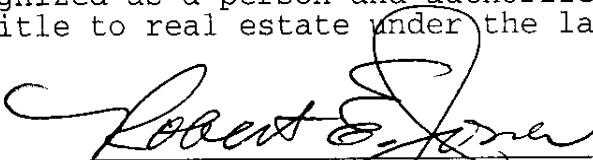
Property of Cook County Clerk's Office

OFFICE OF THE CLERK OF THE COOK COUNTY COURT  
100 N. LAKE STREET, CHICAGO, ILL. 60601

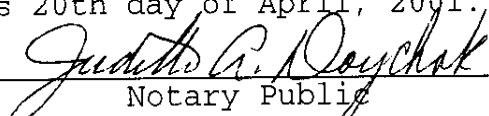
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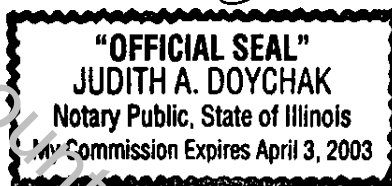
STATEMENT PURSUANT TO PUBLIC ACT 87-543  
TO ACCOMPANY EXEMPT DEED

The undersigned agent of the Grantor, affirms that to the best of his knowledge, the Grantee shown on the attached 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.

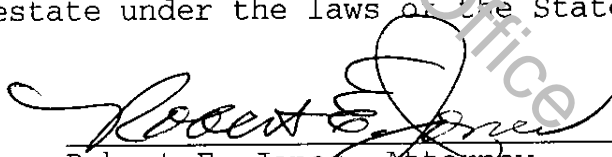
  
Robert E. Jones, Attorney

SUBSCRIBED AND SWORN to before me  
this 20th day of April, 2001.

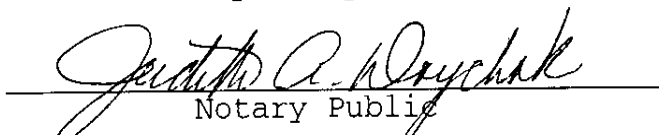
  
Notary Public



The undersigned agent of the Grantee 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.

  
Robert E. Jones, Attorney

SUBSCRIBED AND SWORN to before me  
this 20th day of April, 2001.

  
Notary Public

