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2001-06-11 13:04:55  
Cook County Recorder 25.50

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**PRAIRIE BANK  
AND TRUST COMPANY**  
7661 South Harlem Avenue  
Bridgeview, IL 60455



**WARRANTY-DEED  
IN TRUST**

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, RALPH PEDERSEN AND MARLENE ANN PEDERSEN, HUSBAND AND WIFE of the County of COOK and State of ILLINOIS, for and in consideration of the sum of Ten Dollars (\$10.00), in hand paid, and of other good and valuable considerations, receipt of which is hereby duly acknowledged, Convey S and WarrantS          unto PRAIRIE BANK AND TRUST COMPANY, an Illinois Banking Corporation duly organized and existing under the laws of the State of Illinois, and duly authorized to accept and execute trusts within the State of Illinois, as Trustee under the provisions of a certain Trust Agreement, dated the 23RD day of APRIL, 2001, and known as Trust Number 01-041, the following described real estate in the County of COOK and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY.

14-19-426-025-0000

Permanent Index Number: \_\_\_\_\_

**TO HAVE AND TO HOLD** the said real estate with the appurtenances, upon the trusts and for the uses and purposes herein and in said Trust Agreement set forth.

Full power and authority is hereby granted to said Trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 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 real estate, or any part thereof, for other real or personal property, to

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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 real estate and any part thereof, and to deal with said real estate 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (including the Registrar of Titles of said County) relying upon or claiming under any such conveyance lease or other instrument, (a) that at the time of 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said Trustee, or any successor in trust, 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 under said Trust Agreement 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 any 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 the above real estate 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 \_\_\_\_\_ and release \_\_\_\_\_ 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 grantorS \_\_\_\_\_ aforesaid have hereunto set \_\_\_\_\_ THEIR \_\_\_\_\_ handS \_\_\_\_\_ and seal S \_\_\_\_\_ this \_\_\_\_\_ 4 TH \_\_\_\_\_ day of \_\_\_\_\_ JUNE \_\_\_\_\_, 2001 \_\_\_\_\_

Ralph Pedersen (SEAL)  
RALPH PEDERSEN  
\_\_\_\_\_  
(SEAL)

Marlene Ann Pedersen (SEAL)  
MARLENE ANN PEDERSEN  
\_\_\_\_\_  
(SEAL)

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 \_\_\_\_\_

RALPH PEDERSEN AND MARLENE ANN PEDERSEN

personally known to me to be the same person S \_\_\_\_\_, whose name S \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that THEY signed, sealed and delivered the said 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 notarial seal this \_\_\_\_\_ 4 TH \_\_\_\_\_ day of \_\_\_\_\_ JUNE \_\_\_\_\_ 2001



Joseph Frank Milito  
Notary Public

MAIL TO:

PRAIRIE BANK AND TRUST COMPANY  
7661 South Harlem Avenue  
Bridgeview, IL 60455

Address of Property:  
3326 N. ASHLAND  
CHICAGO, IL. 60657

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

For Information Only  
This instrument was prepared by:  
JOSEPH FRANK MILITO, ESQ.  
732 W. FULLERTON PKWY.  
CHICAGO, IL. 60614

Date \_\_\_\_\_ Buyer, Seller or Representative \_\_\_\_\_

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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 14 AND NORTH 1/2 OF LOT 15 IN BLOCK 8 IN CHARLES THOMAS SUBDIVISION OF BLOCKS 8 AND 9 OF L. TURNER'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 19 CONVEYED TO THE CITY OF CHICAGO BY QUIT CLAIM DEED RECORDED JUNE 12, 1929 AS DOCUMENT 10397228), IN COOK COUNTY, ILLINOIS.

PIN: 14-19-426-025-0000

COMMON ADDRESS: 3326 NORTH ASHLAND AVENUE, CHICAGO, IL

STATE TAX

STATE OF ILLINOIS

JUN. 11. 01

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 0000828551

REAL ESTATE TRANSFER TAX
0053000
FP326669

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUN. 11. 01

REVENUE STAMP

# 0000054471

REAL ESTATE TRANSFER TAX
0026500
FP326670

City of Chicago

Dept. of Revenue

252906

06/11/2001 12:00 Batch 05036 16

Real Estate Transfer Stamp

\$3,975.00

Property of Cook County Clerk's Office

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