

UNOFFICIAL COPY 00117405

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2000-02-16 16:04:09
Cook County Recorder 27.50

WARRANTY DEED IN TRUST

Mail to:

William C. Graft, Esq.
Graft, Sciacotta & Associates
1900 East Golf Road, Suite 600
Schaumburg, Illinois 60173



00117405

Name & Address of Taxpayer:

The Maria Hovany Revocable
Living Trust
c/o Maria N. Hovany, Trustee
1547 Brandon Road
Glenview, Illinois 60025

THIS INDENTURE WITNESSTH, that the grantor, Maria N. Hovany, a widow and not since remarried, of the County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS unto Maria N. Hovany whose address is 1547 Brandon Road, Glenview, Illinois 60025, as Trustee under the provisions of a Declaration of Trust, dated September 12, 1999, and known as The Maria Hovany Revocable Living Trust, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT 3 IN EPSON COUNTRY CLUB MANOR, A SUBDIVISION OF THE WEST ½ OF THE SOUTH EAST ¼ OF THE SOUTH WEST ¼ OF SECTION 25, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements, building lines, roads and highways, if any; building and zoning laws and ordinances; special taxes and assessments levied after the date hereof; and general real estate taxes not yet due and payable,

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said Declaration of Trust set forth.

PERMANENT TAX NUMBER: 04-25-316-003-000
Property Address: 1547 Brandon-Road, Glenview, IL 60025

VOLUME NUMBER: 133

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 premises 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

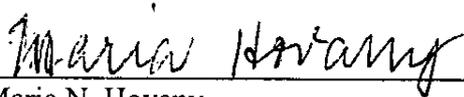
any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion 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 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, 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.

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 her hand and seal this 24th day of December, 1999.

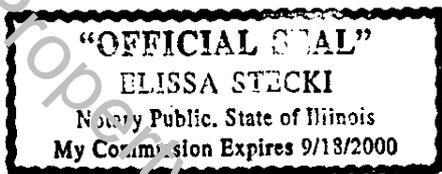


Maria N. Hovany

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

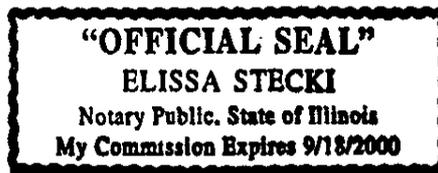
I, ELISSA STECKI, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Maria N. Hovany, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 24 day of December, 1999.



Elissa Stecki
Notary Public

My commission expires on 9-18-2000



COOK COUNTY-ILLINOIS TRANSFER STAMP

THIS DEED IS EXEMPT PURSUANT TO SECTION 31-45(e) OF THE REAL ESTATE TRANSFER TAX LAW.

DATE: 1-29-2000

Thomas E. Jordan
Thomas E. Jordan, attorney for Grantor

Prepared By:

Thomas E. Jordan, Esq.
Graft, Sciacotta & Associates
1900 East Golf Road, Suite 600
Schaumburg, Illinois 60173
(847) 330-2423

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 the State of Illinois, a partnership authorized to do business or acquire and hold title to real estate in the State of 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: February 8, 2000

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
by the said Agent of Grantor
this 8th day of February, 2000

Notary Public: Nancy A. Schaefer



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 the State of Illinois, a partnership authorized to do business or acquire and hold title to real estate in the State of 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: February 8, 2000

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
by the said Agent of Grantee
this 8th day of February, 2000

Notary Public: Nancy A. Schaefer



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 31-45 of the Real Estate Transfer Tax Law of the State of Illinois.)