

WARRANTY DEED IN TRUST

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THIS INSTRUMENT PREPARED BY  
AND MAIL TO:  
Francesco Roselli  
Lillig & Thorsness, Ltd.  
1900 Spring Road, Suite 200  
Oak Brook, Illinois 60523

1180/0197 48 001 Page 1 of 3  
2002-01-11 14:24:23  
Cook County Recorder 25.50



ADDRESS OF GRANTEE AND  
SEND SUBSEQUENT TAX BILLS TO:  
Laura J. Stephens, Trustee  
639 Courtland Circle  
Western Springs, Illinois 60558

This space for recorder's use only

THE GRANTORS, MICHAEL G. STEPHENS and LAURA J. STEPHENS, husband and wife, of 639 Courtland Circle, Western Springs, Cook County, Illinois, in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, convey and warrant to LAURA J. STEPHENS ("trustee"), AS TRUSTEE OF THE LAURA J. STEPHENS TRUST DATED DECEMBER 17, 2001 (hereinafter referred to as the "Trust"), and all and every successor or successors in trust under the Trust, the following described real estate in the County of Cook and State of Illinois:

THE SOUTH 30 FEET OF LOT 20 AND LOT 21 (EXCEPT THE SOUTH 20 FEET THEREOF) IN SPRINGDALE UNIT NO. 4 BEING A SUBDIVISION OF THE NORTH HALF (EXCEPT THE SOUTH 333 FEET OF THE WEST 495 FEET THEREOF) OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COCK COUNTY, ILLINOIS.

Permanent Index No: 18-08-107-076-0000

Property Address: 639 Courtland Circle, Western Springs, Illinois 60558

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

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to subdivide 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 present or in the future, and upon 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 review 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 an 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 obligated 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; 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 was in full force and effect; (b) that such

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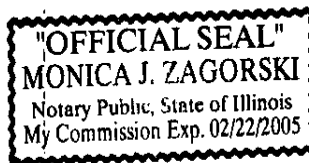
Property of Cook County Clerk's Office

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: December 17, 2001.

Signature: *James J. Stephens*  
Grantor

Subscribed and sworn to before me  
by the said Grantor this 17<sup>th</sup> day  
of December, 2001.



Notary Public

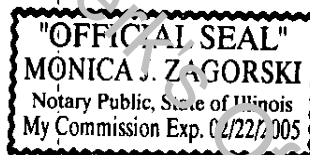
*Monica J. Zagorski*

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: December 17, 2001.

Signature: *James J. Stephens*  
Grantee

Subscribed and sworn to before me  
by the said Grantee this 17<sup>th</sup> day  
of December, 2001.



Notary Public

*Monica J. Zagorski*

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]