

UNOFFICIAL COPY

0020081904

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2002-01-18 11:48:02

Cook County Recorder

27.50

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH,



0020081904

That the Grantor(s):

Cathy Burnett, of the County of Cook and the State of Illinois for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto

Cathy Burnett, as Trustee of the Cathy Burnett Declaration of Trust dated October 3, 2001, not individually, but as Trustee, and all successor Trustees thereunder, whose address is 18506 Argyle Avenue, Homewood, Illinois 60430, County of Cook, State of Illinois, and undivided one-half interest as a Tenant in Common in the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

See Legal Description Attached as Exhibit A

Permanent Index Number: 31-01-221-024

Address of Property: 18506 Argyle Avenue, Homewood, Illinois 60430

This Transaction Exempt Under

35 ILCS 200/31-45 e

[Handwritten Signature]

Signature

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 set forth.

FULL POWER AND AUTHORITY is hereby granted to said Trustee to improve, manage and protect said real estate or any part thereof, 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, 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 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 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 or 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 obligated to see to 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 obligated 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; 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 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 conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said Trust 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.

In Witness, Whereof, the grantor(s) aforesaid have hereunto set their hands and seals this 7th day of JAN., 2001

Cathy Burnett (Seal) _____ (Seal)
Cathy Burnett

STATE OF ILLINOIS)
COUNTY OF COOK)

I, Lauane C. Addis, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Cathy Burnett, 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 of said instrument as a 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 7th day of January, 2001.



Tamika L. Berry
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
Stahl Cowen Crowley, LLC
55 W. Monroe St. #500
Chicago, IL 60603

MAIL TO Lauane C. Addis
Stahl Cowen Crowley, LLC
55 W. Monroe St. #500
Chicago, IL 60603

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EXHIBIT A

LOT 14 IN BLOCK 3 IN STEDHALL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF LOTS 1 AND 2 IN THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 1951 AS DOCUMENT NUMBER 15163405, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or her 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 and hold title to real estate under the laws of the State of Illinois.

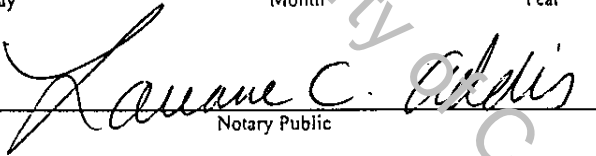
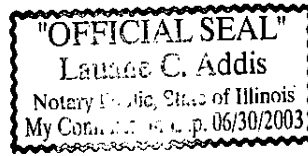
Dated January 16, 2002



Signature of Grantor or Agent

Subscribed and sworn to before me this

16th day of January, 2002
Day Month Year


Notary Public

The grantee or the grantee's 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 January 16, 2002



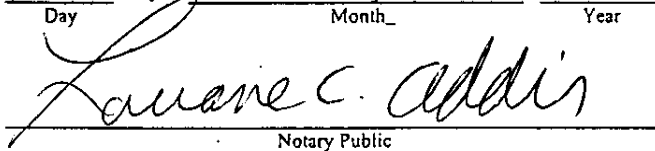
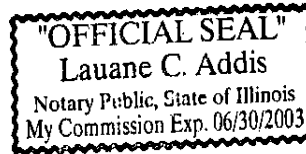
Signature of Grantor or Agent

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.)

Subscribed and sworn to before me this

16th day of January, 2002
Day Month Year


Notary Public