



Chicago Title Insurance Company

WARRANTY DEED IN TRUST

UNOFFICIAL COPY

0020354605

27370292 18 001 Page 1 of 3
2002-03-28 12:44:24
Cook County Recorder 25.00



0020354605

CTI 799326041 ML
CS 22027038 M

THIS INDENTURE WITNESSETH, That the grantor, Ellen Patricia Mugg, widow, of the County of Cook and State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) unto the Barbara K. Hamilton Trust as Trustee under the provisions of a trust agreement dated the January 4, 1992 the following described Real Estate in the County of Cook and State of Illinois, to wit:

Lot 9 (except the East 12 feet) in Resubdivision of West half of Lots 1 and 2 (except the West 33 feet thereof) West 33 feet of Lot 2 (except the North 90 feet of said West 33 feet) Lot 3 (except East 125.58 feet and except the West 33 feet thereof) East half of Lot 16, (except the East 33 feet thereof) East 143 feet of Lot 17 (except East 33 feet thereof) J. S. Hovland's Lawndale Avenue Subdivision of that part of the South East quarter of ~~the~~ North West quarter of Section 14, Township 37 North, Range 13, East of the Third Principal Meridian, lying south of the North 6 2/3 acres thereof, in Cook County, Illinois.

PERM TAX # 24-14-113-125-0000

Address : 10553 South Millard Ave, Chicago, Illinois 60655

SUBJECT TO: General real estate taxes not due and payable on the date of this deed; special assessments confirmed after the contract date; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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 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 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

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BOX 333-CTI

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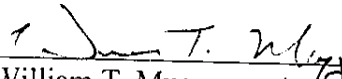
owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

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 it, 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(s) hereby expressly waives 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.

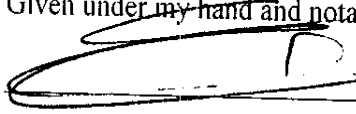
In Witness Whereof, the grantor(s) aforesaid have hereunto set their hand(s) and seal(s) this 1st day of March 2002.

 (SEAL)
William T. Mugg, court appointed
guardian of Ellen Patricia Mugg, a disabled
person

State of Illinois County of Cook

I, Robert F. Peck, a Notary Public in and for said County, in the State aforesaid, do hereby certify that William T. Mugg personally known to me to be the same person(s) whose name(s) are 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 1st day of March, 2002.


ERIK R. PECK
(Notary Public)
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/27/2003

20354605

Prepared By: Erik R. Peck
47 South 6th Avenue
LaGrange, Illinois 60525


Mail To: Ralph Muentcer, Esq.
218 Jefferson Street, Suite 400
Chicago, IL 60661

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS



MAR.27.02


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0008875793

REAL ESTATE TRANSFER TAX
0011300
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR.27.02


REVENUE STAMP

0008825564

REAL ESTATE TRANSFER TAX
0005650
FP 102802

CITY TAX

CITY OF CHICAGO



MAR.27.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0008872868

REAL ESTATE TRANSFER TAX
0084750
FP 102805

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