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2002-04-26 15:40:10  
Cook County Recorder 25.50

**DEED IN TRUST**

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**THE GRANTOR (NAME AND ADDRESS)**

Virginia McDonald, a widow and  
not since remarried, 17105  
Kimbark Avenue

**COOK COUNTY  
RECORDER  
EUGENE "GENE" MOORE  
BRIDGEVIEW OFFICE**



(The Above Space For Recorder's Use Only)

of the village of South Holland County of Cook, and State of Illinois, in consideration of the sum of Ten and 00/100 (\$10.00) -- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to Virginia A. McDonald as Trustee, under the terms and provisions of a certain Trust Agreement dated the 25th day of April, 2002, and designated as Trust No. \*, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate: (See reverse side for legal description.) \*The Virginia A. McDonald Trust

Permanent Index Number (PIN): 29-26-202-010-0000

Address(es) of Real Estate: 17105 Kimbark Avenue, South Holland, Illinois 60473

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said instrument is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County the then acting successor trustee of the aforementioned trust

is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now or hereafter shall be registered in the Register of Titles as directed by the Register of Titles in the Certificate of Title duplicate thereof on memorializing the words "in trust" upon any condition with limitation of words of similar import in compliance with the statute of the State of Illinois in such cases as are provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

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

DATED this 25th day of April 2002

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

4/25/02 Lowell L. Ladewig Date Buyer, Seller or Representative

(SEAL) Virginia McDonald (SEAL) Virginia McDonald (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for



IMPRESS SEAL HERE

said County, in the State aforesaid. DO HEREBY CERTIFY that Virginia McDonald, a widow and not since remarried 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 official seal, this 25th day of April 2002

Commission expires November 12 2004 Lowell L. Ladewig NOTARY PUBLIC

This instrument was prepared by Lowell L. Ladewig, 5600 West 127th St., Crestwood, IL 60445 (NAME AND ADDRESS)

Legal Description

LOT 33 IN THORN LAKE HOMES BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTH EAST QUARTER AND PART OF THE EAST HALF OF THE NORTH WEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 20, 1966 AS DOCUMENT 19891785, IN COOK COUNTY, ILLINOIS.



SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Lowell L. Ladewig (Name) 5600 West 127th Street (Address) Crestwood, Illinois 60445 (City, State and Zip)

Virginia A. McDonald (Name) 17105 Kimbark Avenue (Address) South Holland, IL 60473 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO.

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor(s) or (his/her/their) agent affirms that, to the best of (his/her/their) knowledge, the name(s) of the grantee(s) 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 partner 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 April 25, 2002

Signature: Virginia McDonald  
Grantor or Agent

Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before me by the said Virginia McDonald this 25th day of April, 2002.



Notary Public Lowell L. Ladewig

The grantee(s) or (his/her/their) agent affirms and verifies that the name(s) of the grantee(s) 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 April 25, 2002

Signature: Virginia McDonald  
Grantee or Agent

Signature: \_\_\_\_\_  
Grantee or Agent

Subscribed and sworn to before me by the said Virginia McDonald this 25th day of April, 2002.



Notary Public Lowell L. Ladewig

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 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 4 of the Illinois Real Estate Transfer Tax Act.)