

DEED IN TRUST

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2002-04-12 13:24:14

Cook County Recorder 25.50



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The Grantor, **BARBARA POND WARD**, married to **HENDERSON CRAWFORD WARD, JR. a/k/a H. Crawford Ward, Jr.**, both of the County of **Cook**, and State of **Illinois**, for and in consideration of **TEN (\$10.00) DOLLARS, AND OTHER GOOD AND VALUABLE CONSIDERATIONS IN HAND PAID, CONVEYS AND WARRANTS UNTO**

Barbara P. Ward, as trustee (hereinafter referred to as the "trustee") under the provisions of a trust agreement dated June 5, 2000 and known as the **BARBARA P. WARD TRUST**, whose present address is 420 S. Waiola Avenue, LaGrange, Illinois.

and unto all and every successor or successor in trust under said trust agreement, **ALL OF THE GRANTOR'S RIGHT, TITLE AND UNDIVIDED ONE-HALF (1/2) INTEREST** in the following described real estate in the County of **Cook** and State of **Illinois** to wit:

Lots 5 and 6 in Block 14 in Subdivision of the West 1/2 of the South West 1/4 of Section 4, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Lot 2 in Baker's resubdivision of Lots 3 and 4 and the South 14 feet of Lot 2 in block 14 in Lay and Lyman's Subdivision of the West 1/2 of the Southwest 1/4 of Section 4, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

PERMANENT INDEX NUMBER: 18-04-324-018-0000 and 18-04-324-032-0000

FOR RECORDER'S INDEX PURPOSES, INSERT STREET ADDRESS OF ABOVE DESCRIBED PROPERTY HERE: 420 S. Waiola Avenue, LaGrange, Illinois 60525 and 408 S. Waiola Avenue, LaGrange, Illinois 60525

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 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 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 successor in trust and to grant to such successor or successor 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 *in futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise a 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 consideration 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 the trust have been

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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 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 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 successor 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 said Grantor hereby expressly waives and releases [and the Grantor's spouse 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.

The said Grantor and the Grantor's spouse also hereby agree and acknowledge that the above property is and shall continue to be "marital property" pursuant to the Illinois Marriage and Dissolution of Marriage Act.

IN WITNESS WHEREOF, the Grantor and the Grantor's spouse aforesaid have hereunto set their hands this

3rd day of March, 2002

Barbara P. Ward

BARBARA POND WARD, Grantor

Henderson Crawford Ward, Jr.

HENDERSON CRAWFORD WARD, JR. a/k/a H. Crawford Ward, Jr., Grantor's Spouse

Exempt under the provisions of §(e) of the "Real Estate Transfer Tax Act" (35 ILCS 200/31-45).

3-3-02 Rodney W. Osborne

Date Buyer, Seller or Representative

STATE OF ILLINOIS)
COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that HENDERSON CRAWFORD WARD, JR. a/k/a H. Crawford Ward, Jr. and BARBARA POND WARD, personally known to me to be the same persons whose names 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 official seal, this 3rd day of March, 2002



Patricia K Krysa

Notary Public

My commission expires 4-8-06

THIS INSTRUMENT PREPARED BY:

Rodney W. Osborne, Esq.
EKROTH & OSBORNE, LTD.
15 Salt Creek Lane, Suite 122
Hinsdale, IL 60521

MAIL RECORDED DEED TO:

Rodney W. Osborne, Esq.
EKROTH & OSBORNE, LTD.
15 Salt Creek Lane, Suite 122
Hinsdale, IL 60521

SEND SUBSEQUENT TAX BILLS TO:

Barbara P. Ward, Trustee of the
Barbara P. Ward Trust
420 S. Waiola Avenue
LaGrange, Illinois 60525

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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 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

3-3-02

Signature

Rodney W. Osborne

Grantor or Agent

Subscribed and sworn to before me

by the said Rodney W. Osborne, Attorney for Grantor
this 3RD day of March, 2002.

Notary Public

Patricia K Krysa



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 title to real estate under the laws of the State of Illinois.

Dated

3-3-02

Signature

Rodney W. Osborne

Grantee or Agent

Subscribed and sworn to before me

by the said Rodney W. Osborne, Attorney for Grantee
this 3RD day of March, 2002.

Notary Public

Patricia K Krysa



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 4 of the Illinois Real Estate Transfer Tax Act.)