

UNOFFICIAL COPY

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2002-05-22 10:25:16
Cook County Recorder 25.50

DEED IN TRUST

THE GRANTOR, RITA C. WALKER, a widow, of the Village of Park Forest, County of Cook, State of Illinois, in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby conveys and quit claims to RITA C. WALKER, as Trustee, under the terms and provisions of a certain Trust Agreement known as the WALKER FAMILY TRUST dated February 7, 2000, and to any and all successors as Trustee appointed under said Trust Agreement, or who may be legally appointed, the following described real estate.



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Lot 15 in Block 24 in Village of Park Forest First Addition to Westwood, being a Subdivision of part of the Southeast 1/4 of Section 26, lying South of the Commonwealth Edison Company right of way (public service company of Northern Illinois) and the Southeast 1/4 of the Northeast 1/4 of Section 26 lying South of the Elgin, Joliet and Eastern Railroad right of way, Township 35 North, Range 13, East of the Third Principal Meridian, according to the Plat thereof recorded July 1, 1955 as Document No. 16288372 in Cook County, Illinois

EXEMPTION APPROVED

Jan E. Strontz
VILLAGE CLERK
VILLAGE OF PARK FOREST

Permanent Index Number (PIN): 31-25-303-015-0000

Address of Real Estate: 138 Willow Street, Park Forest, Illinois 60436

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

Date 4/22/02 By: *Rita C. Walker*

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 or 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 compiled 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.

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 parties to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition," or "with limitation," or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

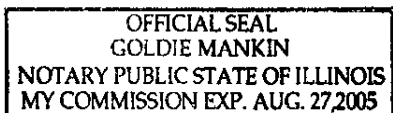
The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

DATED this 22nd day of April, 2002

(SEAL) Rita C. Walker (SEAL)
RITA C. WALKER

State of Illinois, County of Cook: SS. I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that RITA C. WALKER, a widow, 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 22nd day of April, 2002.



Goldie Mankin
Notary Public

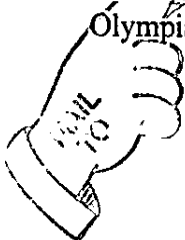
This Instrument was prepared by D. James Bader, Attorney at Law, 20200 Governors Drive, Olympia Fields, Illinois 60461

MAIL TO:

D. James Bader
20200 Governors Drive
Olympia Fields, IL 60461

SEND SUBSEQUENT TAX BILLS TO:

Rita C. Walker
138 Willow Street
Park Forest, IL 60466



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

Dated April 22, 2002 Signature: Rita C. Walker
Grantor or Agent

Subscribed and sworn to before me by the said Rita C. Walker this 22nd day of April, 2002.

Notary Public Goldie Mankin OFFICIAL SEAL
GOLDIE MANKIN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. AUG. 27, 2005

The grantee 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 and hold title to real estate under the laws of the State of Illinois.

Dated April 22, 2002 Signature: Rita C. Walker
Grantee or Agent

Subscribed and sworn to before me by the said Rita C. Walker this 22nd day of April, 2002.

Notary Public Goldie Mankin OFFICIAL SEAL
GOLDIE MANKIN
NOTARY PUBLIC STATE OF ILLINOIS
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Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for a 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.)