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1051/0123 11 001 Page 1 of 5
2002-08-14 13:29:51
Cook County Recorder 29.50



0020894434

MAIL TO:
SARA E. SUMNER
1617 N. Hoyne
Chicago, IL 60647

SEND TAX BILLS TO:
JACK WALTERS
844 Prater Avenue
Melrose Park, IL 60164

DEED INTO TRUST

THE GRANTORS, ALICE SHOREY married to GERALD SHOREY both of Streamwood, Illinois, CHARLES WALTERS, married to BONNIE WALTERS, both of Lombard, Illinois, JACK WALTERS, divorced and not since remarried of Melrose Park, Illinois JAMES WALTERS married to KATHY WALTERS both of Elmhurst, Illinois and SUSAN DILIBERTO married to SAM DILIBERTO, both of Chicago, Illinois, who are all the children of CHARLES WALTERS and SUE WALTERS, both of whom are deceased, for and in consideration of Ten Dollars and other good and valuable considerations in hand paid, convey and warrant unto JACK WALTERS as Trustee under the provisions of a trust agreement dated July 20, 2002 and known as the JACK WALTERS SELF DECLARATION OF TRUST hereinafter referred to as "said trustee", regardless of the number of trustees) and unto all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

LOT TWELVE IN BLOCK 4 IN SECOND ADDITION TO GRAND AVENUE HIGHLANDS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE EAST ON THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 670.25 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 1145.15 FEET TO A POINT, SAID POINT BEING 670.84 FEET EAST OF THE WEST LINE OF SAID SECTION 176. FEET NORTH OF THE SOUTH HALF OF THE SOUTHWEST QUARTER; THENCE WEST A DISTANCE OF 670.84 FEET TO A POINT ON THE WEST LINE OF SAID SECTION, SAID POINT BEING 1145.21 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH ON SAID SECTION LINE TO A POINT OF BEGINNING IN COOK COUNTY, ILLINOIS ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY, IN DOCUMENT NO. 1446901

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Permanent Real Estate Index Number: 12-29-300-020-0000

Address of Real Estate: 844 Prater Avenue, Melrose Park, IL

THE above property is not homestead property as to any of the above named grantors except JACK WALTERS

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; 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 in 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 99 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 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 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 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 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 its, 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 waive(s) and release(s) 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 grantors has set their hand and seal this 20 day of July, 2002

Alice Shorey (SEAL)
ALICE SHOREY for whom
this is not homestead property

Charles Walters (SEAL)
CHARLES WALTERS for whom
this is not homestead
property

James Walters (SEAL)
JAMES WALTERS for whom this is
not homestead property

Susan Diliberto (SEAL)
SUSAN DILIBERTO for
whom this is not homestead
Property

Jack Walters
JACK WATLERS

State of Illinois
County of Cook

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I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that ALICE SHOREY, CHARLES WALTERS, JACK WALTERS, JAMES WALTERS and SUSAN DILIBERTO, 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 seal this *20th* day of July, 2002.

Marie Catherine Polito
NOTARY PUBLIC

This instrument was prepared by Sara E. Sumner, 1617 N. Hoyne, Chicago, Illinois 60647.



Property of Cook County Clerk's Office

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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 8/14, 2002 Signature: [Signature]
Grantor or Agent

Subscribed and sworn before me by the said JOHN S. MASON this 14 day of AUGUST, 2002.
Notary Public SARA E SUMNER



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

Dated 8/14, 2002 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said JOHN S. MASON this 14 day of AUGUST, 2002.
Notary Public SARA E SUMNER



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.)