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254/0007 30 001 Page 1 of 3
2000-11-27 09:01:56
Cook County Recorder 25.50

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the Grantor, **RUTH M. FOX**, ***an unmarried woman**, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & .00/100 Dollars, and other valuable considerations in hand paid, CONVEYS and WARRANTS to **THE RUTH M. FOX DECLARATION OF TRUST DATED NOVEMBER 2, 2000**, the following described real estate in the County of Cook and State of Illinois, to wit:



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Cook County Recorder 28.50

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**RUTH M. FOX, TRUSTEE

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LEGAL DESCRIPTION

LOT 23 IN MULLEN'S BEVERLY HEIGHTS RESUBDIVISION BEING A RESUBDIVISION OF PART OF BLOCKS 1 AND 2 AND PARTS OF VACATED SOUTH TROY STREET IN RUBERT L. TAYLOR'S SUBDIVISION OF THE WEST 11.85 CHAINS OF THE SOUTH WEST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 132, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO PLAT THEREOF RECORDED JANUARY 23, 1953, AS DOCUMENT NO. 15532002 IN BOOK 408 OF PLATS PAGE 8, TOGETHER WITH ALL APPURTENANCES THEREUNTO APPERTAINING AND BELONGING.

Permanent Index Number: 19-36-300-030-0000
Property Address: 3161 West 83rd Place, Chicago, Illinois 60652

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.

THIS DEED IS BEING RE RECORDED TO NAME TRUSTEE OF TRUST AGREEMENT

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 *future*, 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 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 person owning the same to deal with the same, whether similar to or different from 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

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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 real estate as such, but only an interest in the earnings, avails, and proceeds thereof as aforesaid.

And the said grantor aforesaid has hereunto set her hand and seal this 2nd day of November, 2000.

Ruth M. Fox
RUTH M. FOX

334-24-938-3
SSN

00925785

State of Illinois)
County of Cook)SS

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that RUTH M. FOX, an never married woman, is 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 notarial seal this 2nd day of November, 2000.

"OFFICIAL SEAL"
KEVIN J. BARRY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/31/03

Kevin J. Barry
NOTARY PUBLIC

AFTER RECORDING, PLEASE MAIL TO:

Kevin J. Barry, Esq.
MURPHY & BARRY, P.C.
8150 South Kedzie Avenue
Chicago, Illinois 60652
Telephone: 773/471-2984

ANNEHESE LUPPERT
3021 W 77th STREET
CHICAGO, IL 60652

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. E & Cook County Ord. 05104 Par. E

Date 11/27/00 Sign. Kevin J. Barry

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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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

Dated: 12/10, 2001 Signature: [Signature]

Subscribed and sworn to before me by the said Grantor this 10 day of Dec, 2001

[Signature]
Notary Public

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 real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized person and authorized to do business or acquire title to real estate under the laws of the State of Illinois

Dated: 12/10, 2001 Signature: [Signature]

Subscribed and sworn to before me by the said Grantee this 10th day of Dec, 2001

[Signature]
Notary Public

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ILLINOIS

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