

UNOFFICIAL COPY

DEED IN TRUST

WARRANTY

0021094550

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2002-10-04 15:17:04

Cook County Recorder 30.50

THE GRANTOR, MARY KATHLEEN BROOKS, a married person, of the Village of Orland Park, County of Cook and State of Illinois, for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, and other good and valuable considerations in hand paid, **CONVEYS AND WARRANTS TO MARY KATHLEEN BROOKS**, as Trustee under the provisions of the living trust agreement dated 3rd day of April, 1997,

COOK COUNTY RECORDER
EUGENE "GENE" MOORE
ROLLING HEAD RECORDERS USE ONLY



The following described real estate in the County of Cook and State of Illinois, to-wit:

PERMANENT INDEX NUMBER: 27-19-101-018-0000

PROPERTY ADDRESS: 11711 Juanita Drive, Orland Park, Illinois 60467

THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4 THENCE NORTH 00 DEGREES 23 MINUTES 09 SECONDS WEST 1470.60 FEET ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 THENCE NORTH 89 DEGREES 19 MINUTES 16 SECONDS EAST 346.0 FEET TO A POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 19 MINUTES 16 SECONDS EAST 725.93 FEET; THENCE SOUTH 14 DEGREES 16 MINUTES 58 SECONDS WEST 248.42 FEET TO A POINT THAT IS 1230.60 FEET NORTH OF THE SOUTH LINE AND 1009.0 FEET EAST OF THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH 89 DEGREES 19 MINUTES 16 SECONDS WEST 663.00 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 09 SECONDS WEST 240.00 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein, subject to any general real estate taxes; covenants, conditions and restrictions of record, building lines and easements, and in the trust agreement set forth.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey the real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, or any part thereof, from time to time, in possession or reversions, by leases to commence in praesenti or futuro, and upon any terms and for any period or periods of time, and to execute renewals or extensions of leases upon any terms and for any period or

Handwritten signatures and initials, including "3 GMR" and "Ben E".

periods of time, and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustees in relation to the real estate, or to whom the real estate or part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or be obliged or privileged to inquire into any of the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and binding upon all beneficiaries, (c) that the 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 each successors 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in the possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust, or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor(s) hereby expressly waive(s) any and all right or benefit under any by virtue of 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 grantor(s) aforesaid has (have) hereunto set _____ hand(s) and seal(s) this 24th day of June, 2002.

Mary Kathleen Brooks (SEAL)

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Mary Ellen Klbecka-Vondrak, a Notary Public in and for said County, in the state aforesaid, do hereby certify that Mary Kathleen Brooks, personally known to me to be the same person(s) 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 24 day of June, 2002.

Mary Ellen Klbecka-Vondrak
Notary Public



PREPARED BY

JOHN J. CHITKOWSKI



JOHN J CHITKOWSKI LTD
460 N MAIN ST - STE 200
GLEN ELLYN, IL 60137

Exempt under Real Estate Transfer Tax Law 35 ILCS 260/31-45
sub par. D and Cook County Ord. 93-0/27 par. _____

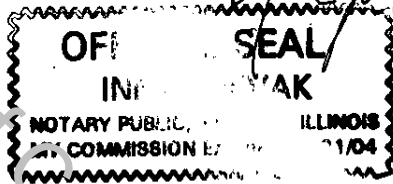
Date 9/17/2002 Sign. [Signature]

STATEMENT BY GRANTOR AND GRANTEE
(55 ILCS 5/3 5020 B)

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 9/17, 2002

Signature: [Signature] JASON MARTIN WEBER
Grantor or Agent
One of the Attorneys of Grantor



Subscribed and sworn to before me by the said this 17 day of September, 2002
Notary Public

[Signature]

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 9/17, 2002

Signature: [Signature] JASON MARTIN WEBER
Grantee or Agent
One of the Attorneys of Grantee

Subscribed and sworn to before me by the said this 17 day of September, 2002
Notary Public

[Signature]

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.)



EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS