**UNOFFICIAL CO** 2000-03-28 15:45:37

Cook County Recorder

25.50

#### Warranty **Deed in Trust**

The Grantor, **PHILIP** BROWN, a widower not since remarried, for and in consideration of Ten Dollars and other good and valuable consideration, receipt of which is hereby acknowledged, conveys and warrants unto PHILIP H. BROWN, not individually but as trustee under a trust instrument dated the 2nd day of March, 2000, (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, all the right, title and interes of the Grantor to and in the real estate located in Cook County, Illinois described as follows:

LOT 56 IN HOMEWOOD MANOR BEING A SUBDIVISION OF THE EAST 710 FEET OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN EXCEPTING THEREFROM THE EAST 175 FEET LYING SOUTH OF THE NORTH 175 FEET IN COOK COUNTY, ILIANOIS.

Permanent Property Index No.: 32-06-222-00?-0000

Address: 1635 Evergreen Road, Homewood, Illingia 60430

TO HAVE AND TO HOLD the said property upon the trusts 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 property or any part thereof; to dedicate parks, streets, highways or all ys; to vacate any subdivision or part thereof, and to subdivide said property as often as desired; to contract to sell; to gran options to purchase; to sell on any terms; to convey either with or without consideration; to convey said property 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 198 years, and to renew or extend leares 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 lixing 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 property 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 the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said property, or to whom said property 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 property, 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 on favor of every person relying upon or claiming under any such conveyance, lease



### **UNOFFICIAL COPY**

The second secon

## **UNOFFICIAL COP**

or other instruments, (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, the 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.

The said grantor hereby expressly waives and releases any right or benefit pursuant to any statutes of the State of Illinois providing for the exemption of homesteads from sale on execution or otherwise.

Signed and sealed	this 2 NB da	y of March	, 2000.		
•	200		Thi	lif H. Dia	wn
			Ī	Philip H. Brown	
STATE OF ILLINOIS	) ) SS	0/			
COUNTY OF COOK	)	C			

The undersigned notary public for this county and state, certify that PHILIP H. BROWN, a widower, known to me to be the person who executed the foregoing instrument, appeared before me this day in person and acknowledged that he executed this instrument as his free and voluntary act.

Witness my hand and official seal this and day of March, 2000.

Notary Public

This instrument was prepared by James W. Weller, Carroll, Kline & Wall, Suite 620, 70 V. Madison Street, Chicago, Illinois 60602.

Mail to:

James W. Weller 70 West Madison Street, Suite 620 Chicago, Illinois 60602 Mail subsequent tax bills to:

Philip H. Brown 1635 Evergreen Road Homewood, Illinois 60430

CONTROL SEAL  J. W. WELLER						
NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 9-17-2001						

Exempt under Real Estate Transfer Tax Act Sec. 4

Par. \_\_\_\_\_ & Cook County Ord. 93104 Par. \_\_\_\_\_

Date \_\_\_\_\_ Sign. \_\_\_\_\_

### **UNOFFICIAL COPY**

ale te a a a called a la factoria. La factoria de la factoria del la factoria de	rest differential and a	6 1	•
			م ميليات
			La E
	% C	n garana a garan a gar	
	na de la calente de la calente de la constante de la constante de la constante de la constante de la constante La constante de la constante d	Clar	
_		75	Office

tikan kanalah di kacamatan di menggalah menggalah di kemanan beranggalah beranggalah kemanan beranggalah beran Beranggalah beranggalah di kemanan beranggalah di kemanan beranggalah beranggalah beranggalah beranggalah bera

ek da grifer videt ellerde i kristetter ellerde eller eller eller i fletik vid eller i 1000 elletikk meg elle Eller el

# UNOFFICIAL COPY 16543 Page 3 of

#### 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.

Signature

Subscribed and sworn to before me this 23 day

"OFFICIAL SEAL" MARICELA GARCIA Notary Public, State of Illinois My Commission Expires 09/08/03

FICELA GARC Notary Public, State of Illinois My Commission Expires 09/08/03

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:

Subscribed and sworn to

before me this /3 day of March, 2000.

Vaciale Garcia

Notary Public

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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]