

UNOFFICIAL COPY 00216916

WARRANTY DEED IN TRUST

Form 771

Perfection Legal Forms, Rockford, IL 61101

2320/0054 28 001 Page 1 of 4

2000-03-28 13:18:10

Cook County Recorder 27.50



00216916

THIS INDENTURE WITNESSETH,

That the Grantor

Margaret O'Connor,
a Widow

of the County of Cook

and State of Illinois

for and in consideration of

Ten _____ Dollars,

and other good and valuable considerations in
hand paid, receipt of which is hereby
acknowledged, Convey s and

Warrant s unto

Margaret O'Connor

whose address is 5032 S. Tripp Ave.

Chicago, IL 60632

as Trustee under the provisions of a trust agreement dated the 25th day of March, 2000, 19
known as Trust Number One (and in the event of the death, resignation, refusal or inability of the said grantee
to act as such Trustee, then unto Elizabeth Matula, 5032 S. Tripp Ave., Chicago, IL 60632

as Successor in Trust with like powers, duties and authorities as are vested in the said grantee as such Trustee) the following
described real estate in the County of Cook and State of Illinois, to-wit:

Lot 12 in Block 11 in Archer Highlands, being H. H. Wessel and Company's
Subdivision of the West 1/2 of the North East 1/4 (except the West 20 acres
thereof) of Section 10, Township 38 North, Range 13, East of the Third
Principal Meridian, in Cook County, Illinois.

P.I.N. 19-10-226-036-0000

Property Address: 5032 S. Tripp Ave., Chicago, IL 60632

AFFIX TRANSFER TAX STAMP

OR

"Exempt under provisions of Paragraph E"

Section 4, Real Estate Transfer Tax Act.

03-25-00

Date

Margaret O'Connor

Buyer, Seller or Representative

(Continue legal description on reverse side)

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

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 present or in 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 198 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 changes 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 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.

If the title to any of the above land 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 _____ hereby expressly waive s and release s any and all right or benefit under and 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 _____ aforesaid has _____ hereunto set _____ her _____ hand
and seal _____ this 25th day of March, 2000. 19 _____

Margaret O'Connor (SEAL) _____ (SEAL)

(SEAL) _____ (SEAL)

STATE OF ILLINOIS

COOK

COUNTY

ss

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, That _____
Margaret O'Connor, a Widow
personally known to me to be the same person _____ whose name _____ is _____ subscribed to the foregoing
instrument, as having executed the same, 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 _____ seal, this 25th
day of March, 2000 A.D. 19 _____

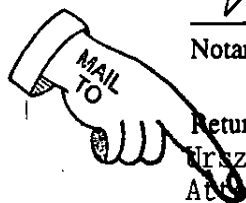


Danuta Mszal

Notary Public.

Future Taxes to Grantee's Address (xx)
OR to

Return this document to:
Urszula Czuba-Kaminski
Attorney at Law
5130 Archer Ave.
Chicago, IL 60632



This Instrument was Prepared by: Attorney Urszula Czuba-Kaminski
Whose Address is: 5130 Archer Ave., Chicago, IL 60632

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 March 25, 2000

Signature: Margaret F. O'Connor
Grantor or Agent

Subscribed and sworn to before me by the said Grantor this 25th day of March, 2000



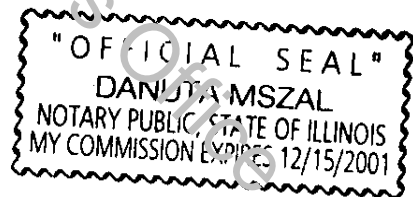
Notary Public Danuta Mszal

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 March 25, 2000

Signature: Margaret F. O'Connor
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 25th day of March, 2000



Notary Public Danuta Mszal

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.)