



0315010025

Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 05/30/2003 10:10 AM Pg: 1 of 5

WARRANTY FULL POWER
DEED IN TRUST FROM
INDIVIDUAL TO INDIVIDUAL
LAND TRUSTEE - ILLINOIS

THIS INDENTURE WITNESSETH, that
the Grantor, PHYLLIS A. ROHDE NEWELL,
an unmarried person of Cook County,
Illinois for and in consideration of \$10.00,
and other good and valuable consideration in hand paid, Conveys and Warrants unto PHYLLIS NEWELL, as Trustee
under Trust No. N3245-02, dated 10/1/02 the following described real estate:

**DESCRIBED ON THE LEGAL DESCRIPTION RIDER, WHICH RIDER IS ATTACHED
TO AND MADE A PART OF THIS DEED.**

HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes
in and in said trust agreement set forth SUBJECT TO:

1. Covenants, conditions and restrictions of record;
2. Private and public easements;
3. Public and private roads and highways and easements pertaining thereto;
4. Building and zoning laws and ordinances including building lines and use and occupancy restrictions;
5. Rights of way of drainage and tiles, ditches, feeders and laterals, if any;
6. Special assessments of record or confirmed after the date hereof, and
7. General real estate taxes for current and subsequent years.

And the said grantor hereby expressly waives and releases 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.

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, 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 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 said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said real estate, or any part
thereof, to lease said real estate, 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 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 real estate, or any part thereof, for other real or personal property, to grant
easements or charges or any kind, to release, convey or assign any right, title or interest in or about or easement

WARRANTY FULL POWER DEED IN TRUST FROM INDIVIDUAL TO INDIVIDUAL LAND TRUSTEE - ILLINOIS

PHYLLIS A. ROHDE NEWELL
GRANTOR

PHYLLIS A. ROHDE NEWELL
GRANTOR

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appurtenant to said real estate or any part thereof, and to deal with 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 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, or any successor in trust, in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (*including the Registrar of Titles of said county*) 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 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 all amendments thereof, if any, and binding upon all beneficiaries thereunder, (c) that said trustee, or any successor in trust, was fully 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 under said trust agreement 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 intention hereof being to vest in said grantee the entire legal and equitable title in fee simple, in and to all of the real estate above described.

If the title to any of the above real estate 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.

In Witness Whereof, the grantor aforesaid has hereunto set the undersigned's hand and seal this date.

DATED: 10/1/02

X Phyllis A. Rohde Newell (SEAL)
PHYLLIS A. ROHDE NEWELL

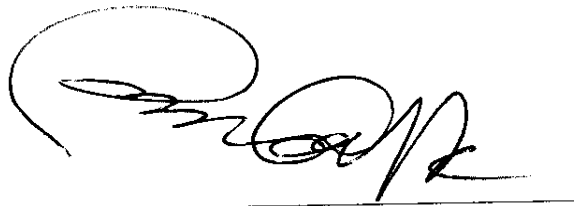
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PHYLLIS A. ROHDE NEWELL, an unmarried person, 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 the undersigned, signed, sealed and delivered the said instrument as the undersigned's 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 official seal, this date.

DATED: 10/1/02



Notary Public



Mail to:

~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~

Attorney J. David Dillner
16231 Wausau Avenue
South Holland, IL 60473

This instrument prepared by:

William W. Winterhoff
Winterhoff & Assoc. Ltd.
3546 Ridge Road
Lansing, IL 60438



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LEGAL DESCRIPTION RIDER

WARRANTY DEED DATED 10/1/02

1. LEGAL DESCRIPTION

LOT SIX------(6)
LOT SEVEN------(7)

In Block Three (3) in Lansing Terrace, being a Subdivision of that part of the East Half (1/2) of the West Half (1/2) of the Northwest Quarter (1/4) of Section 32, lying North of a straight line running from a point in the East line which is 1581.05 feet South of the Northeast corner thereof to a point in the West line which is 1583.55 feet South of the Northwest corner thereof; also of Block "I" "Lansing Gardens", a Subdivision of the East Half (1/2) of the East Half (1/2) of the Northeast Quarter (1/4) of Section 31 and of the East 30.0 feet of the West Half (1/2) of the East Half (1/2) of said Northeast Quarter (1/4) South of the Right - of - Way of the Pittsburg, Cincinnati, Chicago and Saint Louis Railroad (except Two and One Quarter acres (2-1/4) lying in the Southeast corner thereof, also all of the of the West Half (1/2) of the West Half (1/2) of the Northwest Quarter (1/4) of Section 32, (except the Right - of - Way of said Railroad), all in Township 36 North, Range 13 East of the Third Principal Meridian.

2. PIN #30-32-101-039

3. PROPERTY ADDRESS

3243 - 178th Street
Lansing, IL 60438

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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 Oct 1, 2002

Signature: _____
Grantor or Agent

Subscribed and sworn to before me
by the said
this 1 day of Oct, 2002
Notary Public
Paul J. Gribb

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 Oct 1, 2002

Signature: _____
Grantee or Agent

Subscribed and sworn to before me
by the said
this 1 day of Oct, 2002
Notary Public
Paul J. Gribb

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

S-yes
P-~~5~~
B-no
M-yes
LP