

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THIS INDENTURE made this 18th day of July, 2003, WITNESSETH, that the Grantors, KENNETH E. KOSMAN and JUDITH A. KOSMAN, his wife, of the County of Cook and State of Illinois, for and in consideration of TEN AND NO 100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, Conveys and Warrants unto Grantees, KENNETH E. KOSMAN and JUDITH A. KOSMAN as Co-Trustees of the KOSMAN FAMILY TRUST, dated July 18, 2003, (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successor in trust under said trust agreement the following described real estate in the County of Cook and State of Illinois, to wit:



0322346035

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/11/2003 09:28 AM Pg: 1 of 3

RECORDER'S STAMP

LOT FIFTY-ONE (51) IN RAYMOND L. LUTGERT'S SECOND ADDITION TO OAKDALE, BEING A SUBDIVISION OF PART OF THE EAST FIVE EIGHTS (E 5/8) OF THE SOUTH HALF (S 1/2) OF THE SOUTH WEST QUARTER (SW 1/4) OF SECTION NINE (9), TOWNSHIP THIRTY-SEVEN (37) NORTH, RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide 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 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 of 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 and provisions thereof at any time to 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 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 hereunder, (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 obligation 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 for 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.

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 the sale on execution or otherwise.

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IN WITNESS WHEREOF, the Grantors, as aforesaid, have hereunto set their hands and seals the day and year first above written.

This transaction is exempt under the Illinois Transfer Act pursuant to Paragraph E, Section 4.

Kenneth E Kosman
Dated: 7/18/2003

Kenneth E Kosman (Seal)
KENNETH E. KOSMAN

Judith A. Kosman (Seal)
JUDITH A. KOSMAN

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

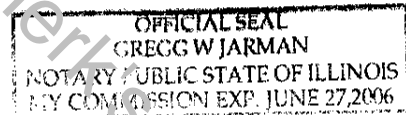
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that KENNETH E. KOSMAN and JUDITH A. KOSMAN, his Wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this date in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18th day of July, 2003

Gregg W Jarman
Notary Public
Commission expires 6-27-06

Property Tax Number: 24-09-320-015-0000

Property Address: 10108 South Minnick, Oak Lawn, Illinois 60453



INSTRUMENT PREPARED BY:

Bettenhausen & Jarman, Ltd.
17400 South Oak Park Avenue - 1-W
Tinley Park, Illinois
(708) 633-1212

RETURN THIS DOCUMENT TO:

Gregg W. Jarman
17400 South Oak Park Avenue
Tinley Park, IL 60477

SEND SUBSEQUENT TAX BILLS TO:

Kenneth and Judith Kosman
10108 South Minnick
Oak Lawn, Illinois 60453

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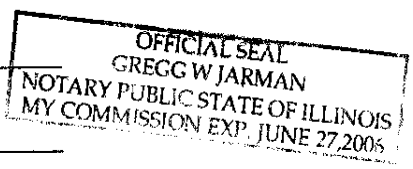
STATEMENT BY GRANTOR AND GRANTEE

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 a foreign corporation 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: 7-18-03 Signature: Kenneth E Kosman
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent, this 18th
day of July, 2003.

Notary Public: [Signature]
State of Illinois County of Cook



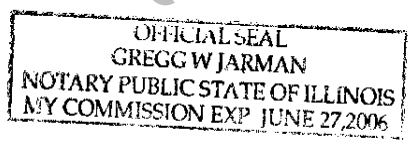
My Commission Expires: 6-27-06

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 a foreign corporation 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: 7-18-03 Signature: Judith A Kosman Trustee
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent, this 18th
day of July, 2003.

Notary Public: [Signature]
State of Illinois County of Cook



My Commission Expires: 6-27-06

**Note: any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attached 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.)