

# UNOFFICIAL COPY

## Warranty Deed in Trust

The Grantors  
MELVIN E. MORPHEW  
(by SOPHIE M.  
MORPHEW, his attorney  
in fact) and SOPHIE M.  
MORPHEW,  
husband and wife

of the County of Cook,  
State of Illinois, for and in  
consideration of ten and  
00/100 dollars, cash in  
hand paid, and other good  
and valuable consideration,  
CONVEY AND WARRANT to

JOAN P. McNICHOLAS, AS TRUSTEE UNDER THE McNICHOLAS FAMILY TRUST,  
DATED NOVEMBER 29, 1994

the following described real estate:

UNIT 46 IN CATALINA VILLAS CONDOMINIUM III AS DELINEATED ON A SURVEY  
OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 6 (EXCEPT THE  
SOUTH 242.00 FEET OF THE EAST 185.00 FEET) IN SILVER LAKE GARDENS UNIT 8, A  
SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 13,  
TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN  
COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE  
DECLARATION OF CONDOMINIUM MADE BY CATALINA CONSTRUCTION  
CORPORATION, AN ILLINOIS CORPORATION, RECORDED IN THE OFFICE OF THE  
RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER  
86296707, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of  
the State of Illinois, TO HAVE AND TO HOLD SAID PREMISES FOREVER PURSUANT TO  
THE TERMS OF THE AFORESAID TRUST AGREEMENT, subject to covenants, conditions  
and restrictions of record, and to GENERAL TAXES not yet due and payable on the date of this  
deed and for subsequent years,

Permanent Index Number 27-13-206-003-1046:

Address: 7232 W. 153<sup>RD</sup> ST., ORLAND PARK, IL 60452



Doc#: 0326104129  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 09/18/2008 12:42 PM Pg: 1 of 4

**P.N.T.N.**

4

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Property of Cook County Clerk's Office

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 JUL 13 03 DEPT. OF REVENUE 178.00

REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP SEP 3 03 89.00

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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 with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all 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 futuro, and upon any terms and for any 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 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 thereafter.

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 obligated 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 obligated 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 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 predecessors 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 estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

Dated this 15<sup>th</sup> day of AUGUST, 2003.

Melvin E. Morphew by  
Sophie M. Morphew by  
his attorney in fact  
 MELVIN E. MORPHEW, by  
 SOPHIE M. MORPHEW, his  
 attorney in fact

Sophie M. Morphew  
 SOPHIE M. MORPHEW

# UNOFFICIAL COPY

State of Illinois, County of Cook, ss., I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SOPHIE M. MORPHEW (both individually, and as attorney in fact for Melvin E. Morphew) 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 official seal this 15<sup>th</sup> day of AUGUST, 2003.



Notary Public

This document was prepared by David M. Vlcek, 9944 S. Roberts, Palos Hills, IL 60465

Mail Recorded Deed to:

Scott Ladewig  
5600 W. 127th St  
Crestwood, IL 60445

Send Subsequent Tax Bills to:

Joan P. McNicholas  
7232 W. 153rd St.  
Orland Park, IL 60452

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