



Doc#: 0335647124  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/22/2003 09:34 AM Pg: 1 of 3

THE GRANTOR, **JAMES R. WHITSON, SR.**  
of the County of Cook, State of Illinois, for and in  
consideration of TEN AND NO/100 \*\*\*\*\*Dollars,  
and other good and valuable consideration in  
hand paid, CONVEYS and WARRANTS unto

the **JAMES R. WHITSON, SR. LIVING TRUST**

**JAMES R. WHITSON, SR.**, Trustee under the provisions of a Living Trust dated the 26 day of November  
2003, and known as the **JAMES R. WHITSON, SR. LIVING TRUST AGREEMENT DATED November 26** (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, the following described real estate in the County of Cook and State of Illinois, to wit:

**Lot 12 in Block 14 in Original Village of Thornton, a Subdivision in the North West quarter of Section 34,  
Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.**

Permanent Index Number: **29-34-120-001-0000.**

Address(es) of Property: **117 N. Hunter, Thornton, Illinois 60476**

TO HAVE AND TO HOLD the said premises with the appurtenances 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 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 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 99 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 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

**UNOFFICIAL COPY**

successors in trust, that such successors 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.

And the said grantor hereby expressly waive and release 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.

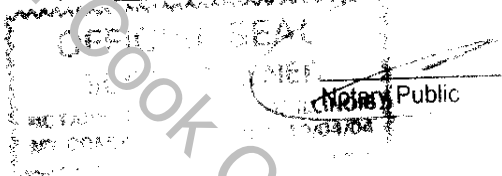
IN WITNESS WHEREOF, the grantor aforesaid has hereunto set his hand and seal this 26 day of November 2003

*James R. Whitson, Sr.*  
\_\_\_\_\_  
JAMES R. WHITSON, SR.

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 **JAMES R. WHITSON, SR.** personally known to me to the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, acknowledged that he signed, sealed and delivered the said instrument as his 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 26 day of November 2003



Commission Expires:

10-9-07

This instrument was prepared by: Attorney Scott D. 16231 Wausau Avenue, South Holland, IL 60473

Mail To: Attorney Scott D. Dillner  
Hiskes, Dillner, O'Donnell, Marovich & Lapp, Ltd.  
16231 Wausau Avenue  
South Holland, IL 60473

Tax bills to: James R. Whitson, Sr.  
117 N. Hunter  
Thornton, IL 60476

Exempt under provisions of Section 4,  
Paragraph E, Real Estate Transfer Tax Act.

Date: \_\_\_\_\_  
Buyer, Seller or Representative

Proprietary of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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.

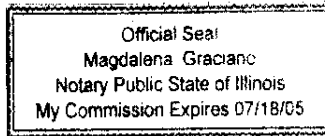
Dated: November 26, 2003

Signature: \_\_\_\_\_

Grantor or Agent

Signed and Sworn to before me by the said Scott D. Dillner this 26<sup>th</sup> day of November, 2003.

Magdalena Graciano  
Notary Public



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.

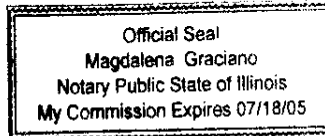
Dated: November 26, 2003

Signature: \_\_\_\_\_

Grantee or Agent

Signed and Sworn to before me by the said Scott D. Dillner this 26th day of November, 2003.

Magdalena Graciano  
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.

(Attached 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.)