

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



THIS INDENTURE WITNESSETH, That the Grantor(s),

Timothy J. Heffron and Gina M. Heffron, husband and wife

Doc#: 0400902163  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 01/09/2004 01:01 PM Pg: 1 of 4

of the County of Cook and State of Illinois

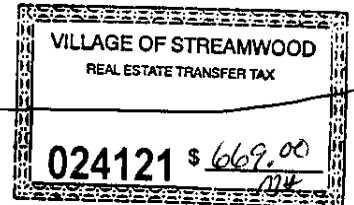
For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT unto CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, whose address is 171 N. Clark Street, Chicago, IL 60601-3294, as Trustee under the provisions of a trust agreement dated the 16th day of April, 2003, known as Trust Number 1111947

523357

the following described real estate in the County of Cook, and State of Illinois, to-wit:

See Attached Exhibit A

Permanent Tax Number: 06-22-107-012-0000



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 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 praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of a 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 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

LICOR TITLE INSURANCE

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Property of Cook County Clerk's Office

STATE TAX	<b>STATE OF ILLINOIS</b>	# 000013967	<b>REAL ESTATE TRANSFER TAX</b>
	 DEC.-8.03		00223.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102809

COUNTY TAX	<b>COOK COUNTY REAL ESTATE TRANSACTION TAX</b>	# 000013919	<b>REAL ESTATE TRANSFER TAX</b>
	 DEC.-8.03		00111.50
	REVENUE STAMP		FP326707

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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.

And the said grantor(s) 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(s) aforesaid has/ve hereunto set their hand(s) and seal(s) this 13<sup>th</sup> day of October, 2003

Timothy J. Heffron  
(Seal)

\_\_\_\_\_  
(Seal)

Gina M. Heffron  
(Seal)

\_\_\_\_\_  
(Seal)

**THIS INSTRUMENT WAS PREPARED BY:**  
Zucker, Boyer & Healy, Ltd.  
1658 N. Milwaukee Ave.  
Suite 524  
Chicago, IL 60647

State of Illinois  
County of Cook

SS

I, the undersigned, a Notary Public in and for said County and and State aforesaid, do hereby certify that Timothy J. Heffron and Gina M. Heffron personally known to me to be the same persons whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 13<sup>th</sup> day of October, 2003.

Randall J. Boyer  
NOTARY PUBLIC

PROPERTY ADDRESS:

46 Augusta Dr.  
Streamwood, IL 60107



**AFTER RECORDING, PLEASE MAIL TO:**

**CHICAGO TITLE LAND TRUST COMPANY**  
171 N. CLARK STREET ML09LT OR  
CHICAGO, IL 60601-3294

**BOX NO. 333 (COOK COUNTY ONLY)**

SEND FUTURE TAX BILLS TO: Chicago Title Land Trust  
968 Stonegate  
Highland Park, IL 60035

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## TICOR TITLE INSURANCE COMPANY

**ORDER NUMBER:** 2000 000533357 CH

**STREET ADDRESS:** 46 AUGUSTA DR.

**CITY:** STREAMWOOD

**COUNTY:** COOK COUNTY

**TAX NUMBER:** 06-22-107-012-0000

**LEGAL DESCRIPTION:**

LOT 64 IN EMERALD HILLS -PHASE 1, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 1996 AS DOCUMENT 96436785, IN COOK COUNTY, ILLINOIS.