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WARRANTY DEED - IN TRUST

Doc#: 0401547304
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/15/2004 02:41 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH, that the GRANTOR: **Ralph Powell and Maude Powell, Husband and Wife,**

of the County of Cook, and the State of Illinois,

for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, CONVEY and WARRANT unto: **The Powell Family Trust, Ralph Powell and Maude Powell, Trustees and Maude Powell, Trustee**

WHOSE ADDRESS IS 2339 East 104th Street
Chicago, Illinois 60617

as Trustee under the provisions of a Trust Agreement dated the 17 day of December, 2003, the following described real estate in the County of Cook and the State of Illinois, to wit:

LOT 9 (EXCEPT THE EAST 35 FEET AS MEASURED ALONG THE NORTH LINE OF SAID LOT) IN BLOCK 204 IN L. FRANK AND COMPANY'S TRUMBULL PARK TERRACE, BEING A RESUBDIVISION OF CERTAIN BLOCKS IN SOUTH CHICAGO, A SUBDIVISION MADE BY THE CALUMET AND CHICAGO CANAL AND DOCK COMPANY OF FRACTIONAL SOUTH ½ OF FRACTIONAL SECTION 7, NORTH OF THE INDIAN BOUNDARY LINE AND WEST OF THE ROCK ISLAND AND CHICAGO BRANCH RAILROAD, TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST FRACTIONAL ½ OF FRACTIONAL SOUTHEAST ¼ OF FRACTIONAL SECTION 12, NORTH OF THE INDIAN BOUNDARY LINE, THE EAST 662 1/10TH FEET OF FRACTIONAL SECTION 13, NORTH OF THE INDIAN BOUNDARY LINE; THE NORTH FRACTIONAL ½ AND THE NORTH FRACTIONAL ½ OF FRACTIONAL SOUTH ½; THE SOUTHWEST ¼ OF FRACTIONAL SOUTHEAST ¼ OF FRACTIONAL SECTION 12, SOUTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 14, EAST THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT to the real estate taxes for the year 2003 and subsequent years and all easements, restrictions, mortgages, liens and covenants of record,

THE PROPERTY COMMONLY KNOWN AS: 2339 East 104th Street
Chicago, Illinois 60617

PROPERTY CODE: 25-12-434-016-0000

AFFIX TRANSFER TAX STAMP	
OR	
"Exempt under provisions of Paragraph <u>E</u>	
Section 4, Real Estate Transfer Tax Act."	
12/17/03	<i>Gene E. Burgen-Powers</i>
Date	Buyer, Seller, or Representative

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such trust agreement set forth.

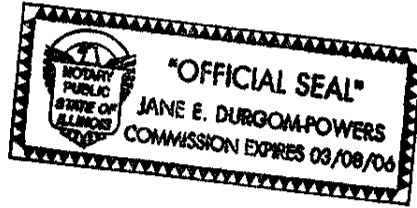
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Given under my hand and Notarial Seal this 17 day of December, 2003.

Jane E. Durgom-Powers
NOTARY PUBLIC

FUTURE TAXES AND RETURN TO:

Mrs. Maude Powell, Trustee
2339 East 40th Street
Chicago, Illinois 60617



Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. E & Cook County Ord. 6210a 1991
Date 1-15-04 Sign: Maude Powell

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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 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 to 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 changes 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 term 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 of 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 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 dispositions 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.

If the title to any of the above land 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.

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 grantors aforesaid has hereunto set his hand and seal this 17 day of December, 2003.

Ralph Powell

Maude Powell

STATE OF ILLINOIS
COOK COUNTY

ss

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY, that:

Ralph Powell and Maude Powell

personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument at his free and voluntary act for the purposes therein set forth, including the release and waiver of the right of homestead.

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GRANTOR/GRANTEE STATEMENT

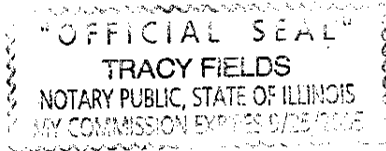
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 1-14, 2004

Signature: X *Manda Powell*
Grantor or Agent

Subscribed and sworn to before me

By the said _____
This 14th day of January, 2004
Notary Public *Tracy Fields*



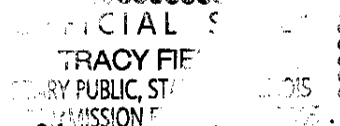
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 1-14, 2004

Signature: X *Ralph Powell*
Grantee or Agent

Subscribed and sworn to before me

By the said _____
This 14th day of January, 2004
Notary Public *Tracy Fields*



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.)