

UNOFFICIAL COPY

Warranty Deed in Trust

The Grantors

JOHN R. COUGHLIN
AND MARGARET R.
COUGHLIN, 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

PRAIRIE BANK AND TRUST AS TRUSTEE UNDER A TRUST DATED OCTOBER 13,
2000, AND KNOWN AS TRUST NUMBER 00-109

the following described real estate:

THE SOUTH 77 FEET OF THE NORTH 231 FEET OF LOT 25 IN F. H. BARTLETT'S 79TH
STREET ACRES, BEING A SUBDIVISION OF THE NORTH EAST 1/4 OF SECTION 31,
TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS

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: 19-31-210-028

Address: 8211 S. OAK PARK AVE., BURBANK, IL.



Doc#: 0403026113
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/30/2004 10:50 AM Pg: 1 of 4

ILLINOIS - 533059

H
18

BOX 15

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JAN. 27. 04

REVENUE STAMP

0000015321

REAL ESTATE
TRANSFER TAX

0010250

FP326707

STATE TAX

STATE OF ILLINOIS



JAN. 27. 04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000015371

REAL ESTATE
TRANSFER TAX

0020500

FP 102809

UNOFFICIAL COPY

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.

UNOFFICIAL COPY

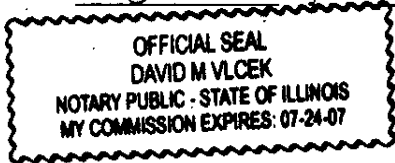
Dated this 3rd day of December, 2003

X John R Coughlin
JOHN R. COUGHLIN

X Margaret R Coughlin
MARGARET R. COUGHLIN

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
JOHN R. COUGHLIN AND MARGARET R. COUGHLIN, HUSBAND AND WIFE

personally known to me to be the same person(s) whose name 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 official seal this 3rd day of December, 2003.



[Signature]
Notary Public

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

Mail Recorded Deed to:

Send Subsequent Tax Bills to:

DALTON & DALTON LLC
6930 W 79th ST
BURBANK IL
60459

MARIS FROST # 06-109
7661 S Harlem
BRIINGVIEW IL
60455

City of Burbank

\$ 1025.00 ONE THOUSAND TWENTY FIVE & NO/100'S

12/02/03 [Signature]

Real Estate Transaction Stamp