

UNOFFICIAL COPY

WARRANTY

DEED IN TRUST



Doc#: 0404022067
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 02/09/2004 11:37 AM Pg: 1 of 3

FOR THE PROTECTION OF
OWNER, THIS INSTRUMENT
SHALL BE RECORDED WITH
THE RECORDER OF DEEDS.

BANK OF WAUKEGAN

1601 North Lewis Avenue
Waukegan, Illinois 60085
Telephone (708) 244-6000

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, That the Grantor, SANDRA L. NIELSEN, a single person,
of the County of Lake and State of Illinois for and in consideration
of ten and no/100ths dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys
and warrants unto BANK OF WAUKEGAN, a corporation in the State of Illinois, its successors
or successors, as Trustee under a trust agreement dated the 16th day of March, 1981
known as Trust Number 10-109, the following described real estate situated in the
County of Lake, in the State of Illinois, to wit:
Lot 3 in Boeger's First Addition to Hillside, a Subdivision of that part of the
West 1/4 of the Southeast 1/4, except the East 158.55 feet thereof; lying between
the right-of-way of the Chicago and Madison and Northern Railroad Company and the
right-of-way of Cook County and Southern Railroad Company of Section 17,
Township 39 North, Range 12, East of the Third Principal Meridian in Cook
County, Illinois.

SEMPER UNDER PROVISIONS OF PARAGRAPH C, SECTION 4
REAL ESTATE TRANSFER TAX ACT.

Sandra L. Nielsen
BUYER-SELLER or REPRESENTATIVE
ME 7-16-03

(NOTE: If additional space is required for legal, attach on a separate 8 1/2 x 11" sheet.)
together with all the appurtenances and privileges thereunto belonging or appertaining.
Permanent Index Number(s) 15-17-407-003-0000

UNDERSIGNED AGREE THAT THE ADDITIONAL TERMS AND PROVISIONS ON THE REVERSE
SHALL CONSTITUTE A PART OF THIS WARRANTY DEED IN TRUST AND ARE INCORPORATED
HEREIN.

And the said grantor hereby expressly waive s and release s any and all right or be
by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sales c
otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand
seal this 16th day of July 16 2003

Sandra L. Nielsen (SEAL)
Sandra L. Nielsen (SEAL)

VILLAGE OF HILLSIDE
7-30-03
\$ 0.00
70% 104 REAL ESTATE TRANSFER TAX
P.S. P.G. M.Y. C.W.

BANK OF WAUKEGAN
1601 N. Lewis Avenue
Waukegan, Illinois 60085

ADDRESS 147 Orchard Avenue
OF
PROPERTY: Hillside, IL 60162

The above address is for informati
and is not part of this deed.

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TO HAVE AND TO HOLD the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said trustee to subdivide and resubdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or to be obliged or privileged to inquire into any or the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the 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 herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments 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 beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

If the title to any of the above lands 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.

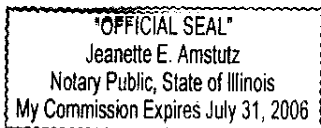
STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

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

Sandra L. Nielsen

personally known to me to be the same person _____, 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 notarial seal this 16th day of July, 16 2003



Jeanette E. Amstutz
Notary Public

My Commission Expires: 7-31-06

This instrument was prepared by:
(Name) Stephen Applehans/Atty.-at-Law
(Address) 1733 Washington Street
Waukegan, IL 60085

Mail subsequent tax bills to:
(Name) Bank of Waukegan/Trust #10-109
(Address) 1601 N. Lewis Avenue
Waukegan, IL 60079

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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 July 16, ~~19~~ 2003 Signature: Sandra L. Nielsen
Grantor or Agent

Subscribed and sworn to before me by the said grantor, Sandra L. Nielsen, this 16th day of July, 19 2003.

Notary Public Jeanette E. Amstutz

"OFFICIAL SEAL"
Jeanette E. Amstutz
Notary Public, State of Illinois
My Commission Expires July 31, 2006

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.

BANK OF WAUKEGAN SOLELY AS TRUSTEE AND NOT PERSONALLY OR INDIVIDUALLY UNDER TRUST

Dated July 16, 19 2003 Signature: Barbara Richter
Grantee or Agent

Subscribed and sworn to before me by the said grantee, Barbara Richter, Trustee, this 16th day of July, 19 2003.
Notary Public Jeanette E. Amstutz

"OFFICIAL SEAL"
Jeanette E. Amstutz
Notary Public, State of Illinois
My Commission Expires July 31, 2006

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.)