

UNOFFICIAL COPY

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, That the
Grantor(s),

Mary Shine



Doc#: 0407014034
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/10/2004 08:26 AM Pg: 1 of 3

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 60601-3204, as Trustee
under the provisions of a trust agreement
dated the 16th day of April, 2003,
known as Trust Number 1111947,

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

See Attached Exhibit A

Permanent Tax Number: 21-30-115-025-0000

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 *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)

3K2
BOX 15

COOK TITLE INSURANCE

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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 7th day of January 2004

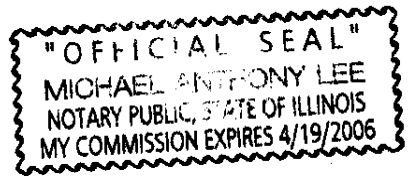
Mary Shine
(Seal)

(Seal)

(Seal)

(Seal)

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



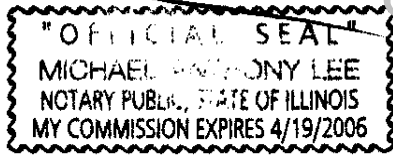
State of Illinois COOK County of Cook SS I, the undersigned, a Notary Public in and for said County and and State aforesaid, do hereby certify that Mary Shine personally known to me to be the same persons whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person 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 7th day of January 2004

NOTARY PUBLIC

PROPERTY ADDRESS:

7430 S. Phillips, Chicago, IL



AFTER RECORDING, PLEASE MAIL TO:

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

SEND FUTURE TAX BILLS TO:

STATE TAX

STATE OF ILLINOIS

FEB. 27. 04

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000016276

REAL ESTATE TRANSFER TAX
0003900
FP 102809

CITY OF CHICAGO

CITY TAX

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

MAR. - 8. 04

0000011455

REAL ESTATE TRANSFER TAX
0029250
FP 102803

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

FEB. 27. 04

REVENUE STAMP

0000016192

REAL ESTATE TRANSFER TAX
0001950
FP 326707

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TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000534319 CH

STREET ADDRESS: 7430 S. PHILLIPS

CITY: CHICAGO

COUNTY: COOK COUNTY

TAX NUMBER: 21-30-115-025-0000

LEGAL DESCRIPTION:

THE EAST 54 FEET OF THE NORTH 1/2 OF LOT 35 IN DIVISION 4 OF SOUTH SHORE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH FRACTIONAL HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH A RESUBDIVISION OF LOTS 1, 2, 4, 64, 66, 126, 127 AND 128 IN DIVISION 1, IN WESTFALL'S SUBDIVISION OF 208 ACRES BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 30, AFORESAID, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office