

UNOFFICIAL COPY

PREPARED BY:

Johnnie D. Watkins



0414508085

Doc#: 0414508085
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/24/2004 01:15 PM Pg: 1 of 3

MAIL TO:

Standard Bank and Trust Co.
7800 W. 95th St.
Hickory Hills, IL. 60457

DEED IN TRUST

THIS INDENTURE WITNESSETH that the Grantor Johnnie D. Watkins

of the County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid. Conveys and warrant unto STANDARD BANK AND TRUST COMPANY, a corporation of Illinois as Trustee under the provisions of a Trust Agreement dated the 31st day of July, 1970, and known as Trust Number 3509 the following described real estate in the County of Cook and State of Illinois, to wit:

Lot 3, in Block 4 of Cottage Addition to Roseland, being a Subdivision of Block 16, the East 1/2 of Block 17 and Lot 1 and the East 1/2 of Lot 3 in Block 26 in Fernwood, being a Subdivision of the Southeast 1/4 of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

Pin: 25-09-429-003-0000

Common Address: 10207 Perry, Chicago, IL.

EXEMPT UNDER PROVISIONS OF
PARAGRAPH E, SECTION 4,
REAL ESTATE TRANSFER ACT.

DATE: 5/11/04

Johnnie Watkins
SIGNATURE OF BUYER/SELLER
OR THEIR REPRESENTATIVE

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago transaction Tax ordinance by paragraph(s) E of Section 200.1-2B6 of said ordinance.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein 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 sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber; to lease said property, or any part thereof, from time to time, by leases to commence in present or in future, and upon any terms and for any period or periods of time not exceeding 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 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 said premises 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, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, and in no case shall any party dealing with said trustee in relation to said premises, be obliged to see 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 privileged or obliged to inquire into any of the terms of said Trust Agreement.

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The interest of each and every beneficiary hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises; the intension hereof being to vest in said **STANDARD BANK AND TRUST COMPANY** the entire legal and equitable title in fee, in and to all the premises above described.

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 grantor aforesaid has hereunto set her hands and seals this 28th day of October, 2003

Johnnie D. Watkins

Johnnie D. Watkins

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

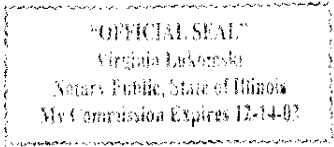
Johnnie D. Watkins

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 28th day of October, A.D. 2003

Virginia Lukowski

NOTARY PUBLIC



DEED IN TRUST

(WARRANTY DEED)



STANDARD BANK AND TRUST CO.
7800 West 95th Street, Hickory Hills, IL 60457

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STATEMENT BY GRANTOR AND GRANTEE

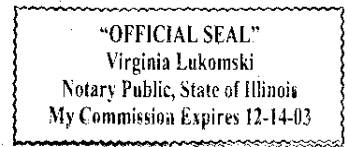
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 October 28, 2003

Signature: Johnnie D. Watkins
Grantor ~~or Agent~~
Johnnie D. Watkins

Subscribed and sworn to before me by the said Grantor this 28th day of October

2003
Notary Public Virginia Lukomski



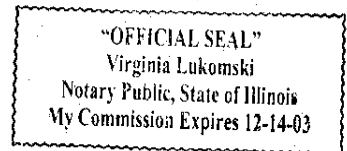
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 October 28, 2003

Signature: Johnnie D. Watkins
Grantee ~~or Agent~~
Johnnie D. Watkins

Subscribed and sworn to before me by the said Grantee this 28th day of October

2003
Notary Public Virginia Lukomski



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 AER to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)