

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, THAT the Grantor  
 BARTON J. CORNWELL AND \*  
 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 the Family BANK AND  
 TRUST COMPANY, an Illinois Banking  
 corporation, whose address is 10360 S. Roberts Road,  
 Palos Hills, Illinois 60465, as Trustee under the provisions  
 of a trust ~~\_\_\_\_\_~~  
 \*Louann K. CORNWELL, His wife



Doc#: 0414826142  
 Eugene "Gene" Moore Fee: \$26.00  
 Cook County Recorder of Deeds  
 Date: 05/27/2004 11:55 AM Pg: 1 of 2

agreement dated the 5th day of February, 2004, known as Trust Number 9-752, the  
 following described real estate in the County of COOK, and State of Illinois, to wit:

LOT 9 IN BLOCK 3 IN ELMORE'S OAK PARK AVENUE ESTATES BEING A SUBDIVISION OF THE NORTH WEST 1/4  
 OF SECTION 30, TOWNSHIP 36 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT  
 PART OF DRAINAGE DITCH CONVEYED BY DOCUMENT NUMBER 377150) IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBER: 28-30-100-002-0000  
 PROPERTY ADDRESS: 7157 W. 167th Street, Tinley Park, IL 60477

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 redivide 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 futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single  
 lease 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 there version 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

134140  
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Property of Cook County Clerk

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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) 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, estates, 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 as interest in the earnings avails and proceeds thereof as aforesaid.

And the said grantor s hereby expressly waive \_\_\_\_\_ and releases 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 have hereunto set their hands and seals this 10th day of May, 2004

  
(SEAL) Barton J. Cornwell

  
Llouann K. Cornwell

(SEAL)

THIS INSTRUMENT WAS PREPARED BY: **TIMOTHY H. EHLERS, Attorney**  
10031 W. 191st Street, Mokena, IL 60448

State of Illinois

County of Will

I, the undersigned, a Notary Public in and for said County and State aforesaid, do hereby certify that Barton J. Cornwell and Llouann K. Cornwell personally known to me to be the same person s whose names are subscribed to the foregoing instrument, appeared before me this 10th day of May in person and acknowledged that they signed, sealed and delivered the said instrument as a 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 10th day of May, 2004

**"OFFICIAL SEAL"**  
Timothy H. Ehlers  
Notary Public, State of Illinois  
My Commission Expires 3-13-06

  
NOTARY PUBLIC

PROPERTY ADDRESS:  
7157 W. 167th Street  
Tinley Park, IL 60477


AFTER RECORDING, PLEASE MAIL TO:  
Family Bank & Trust Company  
10360 South Roberts Road  
Palos Hills, Illinois 60465

*Your Dedicated Community Bank*

**FAMILY BANK AND TRUST COMPANY**

10360 S. Roberts Rd. • Palos Hills, IL 60465 • 708/430-5000 • Member FDIC

STATE TAX



MAY-19-04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX


# 0000055494

0050000

FP326652

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY.19.04

REVENUE STAMP

REAL ESTATE TRANSFER TAX

# 0000003549

0025000

FP326665