

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**WARRANTY DEED IN TRUST**



Doc#: 0417546039  
Eugene "Gene" Moore Fee: \$32.50  
Cook County Recorder of Deeds  
Date: 06/23/2004 10:25 AM Pg: 1 of 5

SM

THIS INDENTURE WITNESSETH, That the grantor(s) Ronald A. James and Susan E. James, husband and wife, of the County of Cook and State of Illinois for and in consideration of TEN and 00/100 Dollars in hand paid, CONVEY(S) and WARRANT(S) unto Susan E. James, a resident of Illinois, whose address is 1335 South Ashland Avenue, Park Ridge, Illinois 60068 as Trustee under the provisions of a trust agreement dated March 12, 2004, known as Trust Number 1, the following described Real Estate in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF HEREOF

**SUBJECT TO:**

PERMANENT TAX NUMBER: 12-02-218-003-0000  
Address of Real Estate: 1335 South Ashland Avenue, Park Ridge, IL 60068

VOLUME NUMBER: \_\_\_\_\_

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.



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP  
NO. 23081

GL

SM  
4/24/05  
mly  
JP

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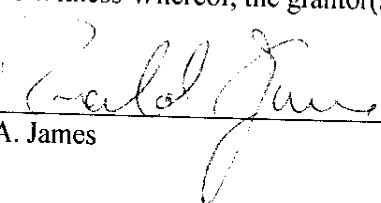
Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, 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 futuro, and upon any terms and for any period or 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 hereafter.

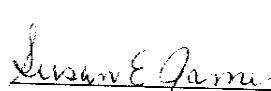
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, money borrowed or advanced on 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) 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 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 have hereunto set their hands and seals this 15th day of April, 2004.

  
\_\_\_\_\_  
Ronald A. James

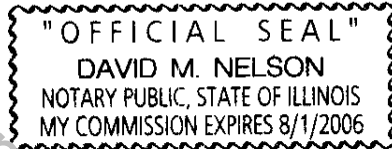
  
\_\_\_\_\_  
Susan E. James

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State of Illinois  
County of Lake

I, David M. Nelson, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Ronald A. James and Susan E. James, husband and wife, personally known to me to be the same persons whose names 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\his\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 15TH day of APRIL, 2004.



David M. Nelson (Notary Public)

EXEMPT UNDER PROVISIONS OF PARAGRAPH  
(2) SECTION 31 - 45,

REAL ESTATE TRANSFER TAX LAW

DATE: APRIL 15, 2004

David M. Nelson  
Signature of Buyer, Seller or Representative

Prepared By: David M. Nelson  
David M. Nelson, LLC  
7 Court of Wilmington  
Lincolnshire, IL 60069

Mail To:  
David M. Nelson  
David M. Nelson, LLC  
7 Court of Wilmington  
Lincolnshire, IL 60069

Name & Address of Taxpayer:  
RONALD A. JAMES  
1335 S. ASHLAND  
PARK RIDGE, IL 60068-5402

Property of Cook County Clerk's Office

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## EXHIBIT "A"

### Legal Description

LOT 20 IN BLOCK 3 IN TALCOTT TERRACE, BEING A SUBDIVISION OF LOT 2 IN THE DIVISION OF 42 ACRES OF LAND, THE WEST LINE DRAWN PARALLEL WITH THE EAST LINE THEREOF AND BEING ALL OF LOT 1 IN THE ASSESSOR'S DIVISION OF THE NORTH WEST  $\frac{1}{4}$  OF SECTION 1 AND THE EAST PART OF LOT 2 IN ASSESSOR'S DIVISION OF THE NORTH EAST  $\frac{1}{4}$  OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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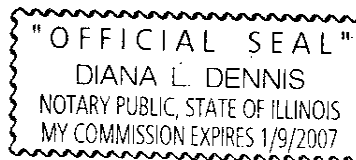
## STATEMENT BY GRANTOR AND GRANTEE

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 May 5, 2004

Signature: David M. Nelson  
Grantor or Agent

Subscribed and sworn to before me  
by the said AGENT, DAVID M. NELSON  
this 5<sup>th</sup> day of May, 2004  
Notary Public Diana L. Dennis



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 May 5, 2004

Signature: David M. Nelson  
Grantee or Agent

Subscribed and sworn to before me  
by the said AGENT, DAVID M. NELSON  
this 5<sup>th</sup> day of May, 2004  
Notary Public Diana L. Dennis

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.

(Attached 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.)