

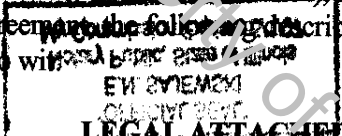
# UNOFFICIAL COPY

## WARRANTY DEED INTO TRUST



Doc#: 0431034000  
Eugene "Gene" Moore Fee: \$30.50  
Cook County Recorder of Deeds  
Date: 11/05/2004 09:34 AM Pg: 1 of 4

THE GRANTOR(S),  
JOHN H. COUSISNEAU, a Widower and  
Not since remarried, of the City of  
Oak Lawn, County of Cook  
and State of Illinois for and in consideration  
of ten (\$10.00) dollars and no/100,  
and other good and valuable consideration  
in hand paid, CONVEYS and WARRANTS  
to JOHN H. COUSINEAU, as Trustee,  
under the Provisions of a Living Trust Agreement dated the 25TH day of AUGUST, 2004,  
and known as THE JOHN H. COUSINEAU LIVING TRUST (herein after referred to as "Trustee",  
regardless of the number of Trustees), and unto all and every successor or successors in Trust under said  
Trust Agreement on the following described Real Estate situated in the County of Cook, in the State of  
Illinois, to wit:



LEGAL ATTACHED HERETO AND MADE PART HEREOF

Permanent Real Estate Index No. ~~24~~17-201-118-1087  
Address(es) of Real Estate: 10351 S. Menard #320, Oak Lawn, IL 60453

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 are hereby granted to said trustee to improve, manage, protect and  
subside said premises or any part thereof; to dedicate parks, streets, highways or alleys; 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 in 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 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 changes or any kind; to release, convey  
or assign any right, title or interest in or about or easement 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 expedience of any act of said trust, 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

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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, trusts 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 it's, 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 be said real estate as such, but only any interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases any and all rights or benefits under and by virtue and of any and all statutes of the State of Illinois, providing for the exemption of homesteads from the sale on execution or otherwise.

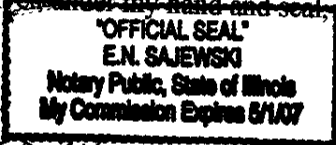
IN WITNESS WHEREOF the Grantor aforesaid has hereunto set her hand and seal, this 23<sup>rd</sup> day of Oct, 2004..

John H. Cousineau  
John H. Cousineau

State of Illinois, County of Cook, ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN H. COUSINEAU, a Widower and not since remarried, Is/are personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 seal, this 23<sup>rd</sup> day of Oct, 2004.



E.N. Sajewski NOTARY PUBLIC

PREPARED BY AND  
MAIL TO: EDMUND N. SAJEWSKI  
Attorney at Law  
10200 S. Cicero  
Oak Lawn, IL 60453

MAIL FUTURE TAX BILLS TO:  
John H. Cousineau  
10352 S. Menard #320  
Oak Lawn, IL 60453



EXEMPT UNDER PROVISION OF  
PARAGRAPH 2 SECTION  
4 OF REAL ESTATE TREASURER TAX ACT  
10/23/04 E.N. Sajewski  
DATE BUYER, SELLER OR REPRESENTATIVE

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 NATIONAL TITLE INSURANCE COMPANY  
**OWNER'S POLICY (1992)**

POLICY NO.: 2000 000553163 OC

SCHEDULE A (CONTINUED)

## 5. THE LAND REFERRED TO IN THIS POLICY IS DESCRIBED AS FOLLOWS:

UNIT NUMBER 320 IN LAWNCASTLE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 45 IN LAKE LOUISE APARTMENTS FIFTH ADDITION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THAT PART OF THE EAST 1/2 OF SAID NORTHEAST 1/4 AND THAT PART OF LAKE LOUISE APARTMENTS SECOND ADDITION, BEING A SUBDIVISION OF PART OF SAID NORTHEAST 1/4, LYING SOUTHWESTERLY OF THE CENTER LINE OF THE 50 FOOT DRAINAGE DITCH EASEMENT PER DOCUMENT 17871654, SAID CENTER LINE BEING A LINE DRAWN FROM A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID NORTHEAST 1/4, 330.00 FEET (AS MEASURED ALONG SAID WEST LINE) SOUTH OF THE NORTHWEST CORNER THEREOF TO A POINT ON THE EAST LINE OF THE WEST 3/5 OF THE EAST 1/2 OF SAID NORTHEAST 1/4, 875.00 FEET (AS MEASURED ALONG SAID EAST LINE) SOUTH OF THE NORTHEAST CORNER THEREOF; LYING NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 45 AND LYING WESTERLY OF THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 45; ALL IN COOK COUNTY, ILLINOIS; SAID PART LYING NORTH OF A LINE 130 FEET NORTH OF AND PARALLEL WITH THE MOST SOUTH LINE OF SAID LOT 45 AND LYING WEST OF A LINE AND ITS NORTHERLY EXTENSION 145 FEET WEST OF AND PARALLEL WITH THE MOST EAST LINE OF SAID LOT 45 IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 5192415 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED.

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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 10/27/04

Signature *E. J. Sapienza*  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID AGENT  
THIS 27<sup>th</sup> DAY OF OCT, 2004  
XXXXXXXX

NOTARY PUBLIC Anna Marie O'Shea



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.

Date 10/27/04

Signature *E. J. Sapienza*  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE  
ME BY THE SAID AGENT  
THIS 27<sup>th</sup> DAY OF OCT, 2004  
XXXXXXXX

NOTARY PUBLIC Anna Marie O'Shea



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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]