

# UNOFFICIAL COPY



Doc#: 0500516249  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 01/05/2005 02:18 PM Pg: 1 of 3

## WARRANTY DEED IN TRUST

The above space is for the recorder's use only

THIS INDENTURE WITNESSETH, THAT the Grantors, **Dennis M. Composto and Marie A. Composto, husband and wife**, of the County of Cook and the State of Illinois for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable considerations in hand paid, Conveys and warrants unto **WAYNE HUMMER TRUST COMPANY, N.A. f/k/a Wintrust Asset Management Co., N.A.** its successor or successors, as Trustee under a trust agreement dated the 13th day of December, 2001, known as Trust Number LFT 1633, the party of the second part whose address is 727 N. Bank Lane, Lake Forest IL 60045 the following described real estate situated in the County of Cook, in the State of Illinois, to wit,

**PARCEL 1:** The North 58.33 feet of the South 291.66 feet of Lot 4 in Bock's Subdivision being a resubdivision of Lot 2 in Block 1 of Higgins Road Ranch-ettes, being a subdivision in the West 1/2 of Section 3, Township 40 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

**PARCEL 2:** The North 58.33 feet of the South 291.66 feet of the West 16 feet of the South 350 feet of Lot 1 in Block 1 of Higgins Road Ranch-ettes, being a subdivision in the West 1/2 of Section 3, Township 40 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois.

Permanent Index No.'s: 12-03-102-050-0000, 12-03-102-094-0000  
Also known as: 6144 Gage Avenue, Rosemont, Illinois 60018

UNDERSIGNED AGREE THAT THE ADDITIONAL, TERMS AND PROVISIONS ON THE REVERSE SIDE HEREOF SHALL CONSTITUTE A PART OF THIS WARRANTY DEED IN TRUST AND ARE INCORPORATED HEREIN. And the said grantors hereby expressly waive and release any and all rights or benefits under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sales on execution or otherwise.

In Witness Whereof, the grantors aforesaid have hereunto set their hands and seals this 12th day of July, 2004.

Dennis M. Composto (SEAL)  
Dennis M. Composto



Marie A. Composto (SEAL)  
Marie A. Composto

\_\_\_\_ (SEAL)

\_\_\_\_ (SEAL)

MAIL DEED TO: Wayne Hummer Trust Company, N.A.  
c/o LFT # 1633  
727 North Bank Lane  
Lake Forest, IL 60045

ADDRESS 6144 Gage Avenue, Rosemont, IL  
OF 60018  
PROPERTY: \_\_\_\_\_  
The above address is for information only and is not part of this deed.

Exempt under Real Estate Transfer Tax Law 35 ILCS 200/1-1  
sub par. E Cook County Ord. 93-0-27 par. 4

Date July 12, 2004 Joh. J. [Signature]

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**TO HAVE AND TO HOLD** the real estate with its appurtenances upon the trusts and for the uses and purposes herein and in the trust agreement set forth. This deed is made Subject to the lien of every trust deed or mortgage (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

Full power and authority is hereby granted to said trustee to subdivide and re-subdivide the real estate or any part thereof; to dedicate parks, streams, highways or alleys and to vacate any subdivision or part thereof; to execute contracts to sell or exchange, or execute grants of options to purchase, to execute contracts to sell on any terms, to convey either with or without consideration; to convey real estate 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 the trustee; to donate, to dedicate, to mortgage, or otherwise encumber the real estate, or any part thereof; to execute leases of the real estate, 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, and to execute renewals or extensions of leases upon any terms and for any period or periods of time and to execute amendments, changes or modifications of leases and the terms and provisions thereof at any time or times hereafter; to execute contracts to make leases and to execute options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to execute contracts respecting the manner of fixing the amount of present or future rentals, to execute grants of easements or charges or any kind; to release, convey or assign any right, title or interest in or about easement appurtenant to the real estate or any part thereof, and to deal with the title to said real estate and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the title to the real estate to deal with it, whether similar to or different from the ways above specified and at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to the real estate, or to whom the real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on the real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the trustee, or to be obliged or privileged to inquire into any or the terms of the trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by the trustee in relation to the 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 herein and by the trust agreement was in full force and effect, (b) that such conveyance of other instrument was executed in accordance with the trusts, conditions and limitations contained herein and in the trust agreement or in any amendments thereof and bindings upon all beneficiaries, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments 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, his or their predecessor in trust.

The interest of each beneficiary under the trust agreement and of all persons claiming under them or any of them shall be only in possession, earnings, and the avails and proceeds arising from the sale, mortgage or other disposition of the real estate, and such interest is hereby declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to the real estate as such, but only an interest in the possession, earnings, avails, and proceeds thereof as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

STATE OF ILLINOIS

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)SS

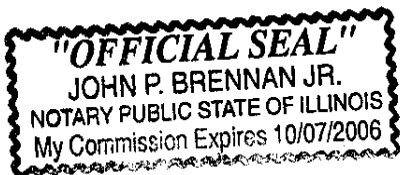
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Dennis M. Composto and Marie A. Composto, husband and wife**

COUNTY OF LAKE

)

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 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 12th day of July, 2004.



*John P. Brennan Jr.*  
City of Chicago  
Dept. of Revenue  
362766



Real Estate  
Transfer Stamp  
\$0.00

My commission expires: \_\_\_\_\_

Mail subsequent tax bills to: 12/16/2004 15:03 Batch 05391 105

This instrument was prepared by:  
**John P. Brennan, Jr.**  
507 N. Milwaukee Avenue  
Libertyville, IL. 60048

Wayne Hummer Trust Co., LFT- 1633  
727 N. Bank Ln.  
Lake Forest, IL. 60045

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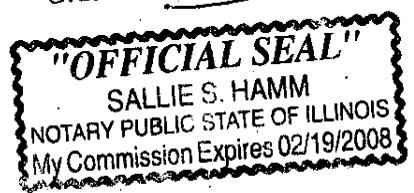
GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantor 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 13th July, 2004

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 3rd day of December 2004  
Notary Public Sallie S Hamm

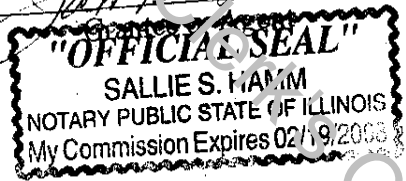


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 July 12, 2004

Signature: Wayne Hammer Trust Co., N.A.  
[Signature]

Subscribed and sworn to before me  
By the said Agent  
This 3rd day of December 2004  
Notary Public Sallie S Hamm



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