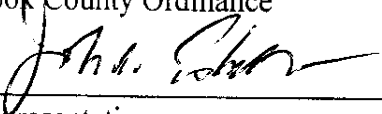
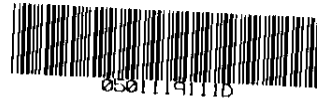


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Exempt under provisions of Paragraph e,
Section 4 Real Estate Transfer Tax and
Cook County Ordinance


Representative



Doc#: 0501119111
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 01/11/2005 02:11 PM Pg: 1 of 4

WARRANTY DEED IN TRUST

The Grantor, ROBERT H. GARDNER, a widower and surviving joint tenant of JEAN S. GARDNER, Deceased, of Riverside, Cook County, Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, the receipt of which is acknowledged, hereby **CONVEYS AND WARRANTS** the real estate situated in the County of Cook and State of Illinois, **commonly known as 254 Lionel Road, Riverside, Illinois 60546** legally described on Exhibit A attached hereto.

subject to:

- (1) Taxes for 2004 payable in 2005 and subsequent years; and
- (2) All easements, restrictions, covenants, and conditions contained in all prior deeds and instruments of record;

to ROBERT H. GARDNER and ELIZABETH M. GARDNER (and to their successors in trust), **not individually but as Trustees** under the provisions of a Declaration of Trust dated August 30, 1971, as last restated in its entirety on October 3, 2000, and subsequently amended ("**Trustee**"), made by ROBERT H. GARDNER, as Settlor and Trustee, and known as the ROBERT H. GARDNER Trust dated 8/31/70;

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in said Declaration of Trust set forth.

In addition to the powers to sell, lease, encumber or otherwise to manage and dispose of real estate which are conferred by the statutes of Illinois on the trustee holding Illinois real estate, said Declaration of Trust dated August 31, 1970 provides that the Trustee thereunder shall have full power and authority without order of court to:

"...lease (for any period of time though commencing in the future or extending beyond the term of the trust), sell, exchange, mortgage or pledge any or all of the trust property... as the trustee deems proper..."

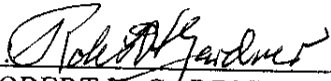
In no case shall any person dealing with the Trustee, or dealing with any grantee, mortgagee or lessee of the Trustee, with reference to said real estate be obligated to see to the application of the purchase, mortgage or rent money, or to see that the terms of said Declaration of Trust have been complied with, or to inquire into the necessity or expedience of any act of the Trustee, or be

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privileged or obliged to inquire into any of the terms of said Declaration of Trust and the execution of any deeds, mortgages, trust deeds, leases or other instruments by the Trustee shall be conclusive evidence in favor of the grantee, mortgagee, lessee or other party thereto that the trustee was duly authorized and empowered to execute every such instrument.

The said Grantor hereby expressly waives and releases any and all right and 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 has signed and delivered this Deed on the 4th day of January, 2005.

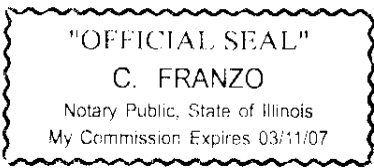


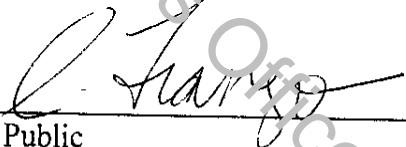
ROBERT H. GARDNER

STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

Before me, the undersigned, a Notary Public, in and for said County and State, on this ___ day of January, 2005, personally appeared ROBERT H. GARDNER, a widower and surviving joint tenant of JEAN S. GARDNER, Deceased, personally known to me to be the same person who executed the foregoing instrument and acknowledged to me that he signed the instrument as his free and voluntary act and deed for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal the day and year above written.





Notary Public

This instrument was prepared by:

John S. Eskilson, Attorney
Tenney & Bentley, LLC
111 W. Washington Street
Chicago, Illinois 60602
(312) 407-7800

Grantee's Address:

Robert H. Gardner, Trustee
254 Lionel Road
Riverside, IL 60546

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EXHIBIT A TO WARRANTY
DEED IN TRUST DTD 1/4/05
MADE BY ROBERT H. GARDNER

PARCEL 1:

THAT PART OF THE LOT 216 LYING EASTERLY OF A STRAIGHT LINE DRAWN FROM THE MID-POINT OF THE SOUTH LINE OF SAID LOT 216 TO THE MID-POINT OF THE NORTH LINE OF LOT 216 IN BLOCK 2 IN THE SECOND DIVISION OF RIVERSIDE, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 36, A PART OF THE NORTHEAST 1/4 OF SECTION 36, A PART OF THE SOUTHWEST 1/4 OF SECTION 36 AND A PART OF THE SOUTH EAST 1/4 OF SECTION 36 ALL IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 216 LYING EASTERLY OF A STRAIGHT LINE DRAWN FROM A POINT IN THE SOUTH LINE OF SAID LOT DISTANT WEST FROM THE SOUTH LINE OF SAID LOT ALONG SAID SOUTH LINE 1/4 OF THE DISTANCE BETWEEN THE SOUTHWEST AND SOUTHEAST CORNER OF SAID LOT TO A POINT IN THE NORTH LINE OF SAID LOT DISTANT WEST FROM THE NORTHWEST CORNER OF SAID LOT ALONG THE SAID NORTH LINE 1/4 OF THE DISTANCE BETWEEN THE NORTHWEST AND NORTHEAST CORNERS OF SAID LOT WESTERLY OF A STRAIGHT AND LINE DRAWN FROM THE MID-POINT OF THE SOUTH LINE OF SAID LOT 216 TO THE MID POINT OF THE NORTH LINE OF SAID LOT 216 IN BLOCK 2 IN THE SECOND DIVISION OF RIVERSIDE, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 36, A PART OF THE NORTHEAST 1/4 OF SECTION 36, A PART OF THE SOUTHWEST 1/4 OF SECTION 36, AND A PART OF THE SOUTH EAST 1/4 OF SECTION 36, ALL IN TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 15-36-408-026-0000

Cook County Clerk's Office



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EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES
COOK COUNTY, ILLINOIS

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 1/11, 2005

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said AGENT
This 11 day of JAN. 2005
Notary Public [Signature]



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 1/11, 2005

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said AGENT
This 11 day of JAN. 2005
Notary Public [Signature]



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.)