

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



Doc#: 0501947278  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 01/19/2005 01:06 PM Pg: 1 of 3

**THIS INDENTURE**  
**WITNESSETH**, that the Grantors,  
RICHARD R. VOBORIL and  
KATHLEEN M. VOBORIL, his wife of  
the County of Will and State of Illinois  
for and in consideration of Ten dollars,  
and other good and valuable  
considerations in hand paid, conveys  
and warrant unto RICHARD R.  
VOBORIL and KATHLEEN M.  
VOBORIL, as Co-Trustees under the  
provisions of a trust agreement dated  
July 2, 2002, known as the RICHARD  
R. VOBORIL and KATHLEEN M.  
VOBORIL REVOCABLE LIVING  
TRUST and DECLARATION OF  
TRUST

the following described real estate in the County of Cook and State of Illinois, to wit:  
THE SOUTH FIFTY (50) FEET OF THE EAST ONE HALF (1/2) EXCEPT THE WEST EIGHT (8)  
FEET THEREOF) OF LOT 1 IN BLOCK 9 IN RIDGEWOOD GARDENS ADDITION, BEING A  
SUBDIVISION OF THE WEST HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) OF SECTION  
31, TOWNSHIP 36 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK  
COUNTY, ILLINOIS, EXCEPT THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF  
WAY AS LOCATED THROUGH SAID SECTION 31  
P.I.N.: 30-31-419-015

Address of Property: 18408 Chicago Avenue, Lansing, Illinois 60438

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 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 to 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  
thereto in all other ways and for such other considerations as it would be lawful for any person owing 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,

# UNOFFICIAL COPY

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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar 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.

And the said grantor hereby expressly waives 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 grantor aforesaid has hereunto set their hand and seal this 31 day of January, 2005

Richard R. Voboril (SEAL)  
RICHARD R. VOBORIL

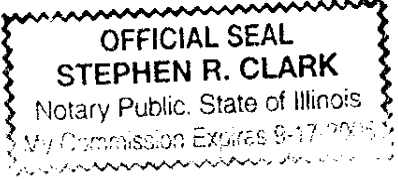
Kathleen M. Voboril (SEAL)  
KATHLEEN M. VOBORIL

STATE OF ILLINOIS, COUNTY OF COOK, I, the undersigned a Notary Public in and for said County and State aforesaid, do hereby certify that RICHARD R. VOBORIL and KATHLEEN M. VOBORIL, his wife, personally known to me to be the same person 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 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 31 day of JANUARY, A.D., 2005

Stephen R. Clark  
NOTARY PUBLIC

This instrument prepared by: Harry B. Bainbridge, 1835 Dixie Highway, Flossmoor, Illinois 60404  
Mail recorded instrument to: Jack G. Bainbridge, 1835 Dixie Highway - Suite 202, Flossmoor, Illinois 60422  
Mail tax bills to: Richard R. Voboril, 10239 W. Aileen Avenue, Mokena, Illinois 60448



Exempt under Real Estate Transfer Tax Law 35 ILCS 200/31-45  
and Cook County Ord. 93-0-27 par.

Sign. [Signature]

# UNOFFICIAL COPY

## 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 1-3, 20 05

Signature: [Handwritten Signature]

Subscribed and sworn to before me by the said [Handwritten Name] this 3 day of January, 20 05  
Notary Public [Handwritten 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 1-3, 20 05

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said [Handwritten Name] this 3 day of January, 20 05  
Notary Public [Handwritten 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.

(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.)