



Doc#: 0513618031
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/16/2005 01:07 PM Pg: 1 of 3

WARRANTY DEED IN TRUST Living Trust

THE GRANTOR, Robert E. Atkinson, a single man never married, of the City of San Rafael, County of Marin, State of California for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Marcia L. Vander Woude, as the trustee of the Marcia L. Vander Woude and Michael John Vander Woude Co-Trustees of the Marcia L. Vander Woude Trust dated July 14, 1988, as amended and their successors, of the Town of West Olive, County of Kent, State of Michigan all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: THE SOUTH 12.17 FEET OF THE WEST 50.00 FEET OF LOT 2 AND NORTH 4.50 FEET OF THE WEST 50.00 FEET OF LOT 3 IN BLOCK 6 IN MCREYNOLD'S SUBDIVISION OF PART OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OR EASEMENTS RECORDED AS DOCUMENT NO. 97523024 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 17-06-210-054-0000

FIRST AMERICAN TITLE

ORDER # 1109900

Address of Real Estate: 1705 West LeMoine, Unit #F, Chicago, Illinois 60622

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the

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Property of Cook County Clerk's Office

CITY OF CHICAGO
MAY. 16. 05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000014978

REAL ESTATE TRANSFER TAX
03330.00
FP 102812

STATE OF ILLINOIS
MAY. 16. 05
STATE TAX
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000009507

REAL ESTATE TRANSFER TAX
00444.00
FP 103027

COOK COUNTY
MAY. 16. 05
COUNTY TAX
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
0000009773

REAL ESTATE TRANSFER TAX
00222.00
FP 103028

UNOFFICIAL COPY

beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor hereby waives and releases any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 16th day of April, 2005.

Robert E. Atkinson
Robert E. Atkinson

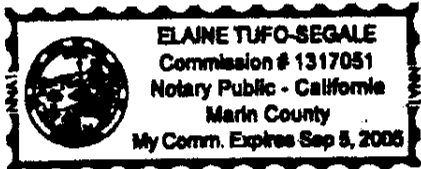
STATE OF CALIFORNIA, COUNTY OF MARIN

WITNESSETH
* Robert Atkinson attest that
I, Elaine Tufo-Segale, Notary Public, do hereby certify that
* Robert Atkinson never married
THIS 16 DAY OF May 2005
BY Elaine Tufo-Segale
NOTARY PUBLIC
5/16/05

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Robert E. Atkinson, a single man never married, personally known to me to be the same person 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 official seal, this 16 day of May, 2005. * Refer to Aff. above

Commission expires 9-5-2005
Elaine Tufo-Segale
Notary Public



Prepared by:
Scott Nierman, Esq.
1344 Adirondack Drive
Northbrook, Illinois 60062

Mail To:
Peter A. Cantwell
30 N. LaSalle Street, Suite 2850
Chicago, Illinois 60602

Name and Address of Taxpayer:
M. Vander Woude
1705 West LeMoyne, Unit F
Chicago, Illinois 60622