

UNOFFICIAL COPY



Doc#: 0516426112
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 06/13/2005 02:24 PM Pg: 1 of 5

WARRANTY DEED IN TRUST

MAIL TO:

Patricia W. Hayes
293 Davis Court
Des Plaines, IL 60016

NAME & ADDRESS OF TAXPAYER:

Patricia W. Hayes
293 Davis Court
Des Plaines, IL 60016

GRANTOR, PATRICIA W. HAYES, of Des Plaines, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE, Patricia W. Hayes, as Trustee under the provisions of the Patricia W. Hayes Amended And Restated Trust Agreement dated the 25th day of September 1998 (and in the event of the death, resignation, refusal or inability of the said grantee to act as such Trustee, then unto the Successor Trustee named in said Trust Agreement, as Successor in Trust with like powers, duties and authorities as are vested in the said grantee as such Trustee), the following described real estate in the County of Cook and the State of Illinois, to-wit:

Lot 2 in Block 8 in Herzog's Third Addition to Des Plaines, being a Subdivision of part of Lots 4 and 5 of Seeger's Subdivision of part of the South 1/2 of Fractional Section 7 and part of the North 1/2 of Fractional Section 18, Township 41 North, Range 12, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on December 11, 1953, as Document No. 1498708, in Cook County, Illinois.

Exempt deed or instrument
eligible for recordation
without payment of tax.

V. Braunmann OS0105
City of Des Plaines

Community know as. 293 Davis, Des Plaines, IL 60016

SUBJECT TO: (1) General real estate taxes for the year 2004 and subsequent years. (2) Covenants, conditions, easements and restrictions of record. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Parcel No 09-18-114-002

4 pgs.

UNOFFICIAL COPY

TOGETHER, WITH ALL and SINGULAR, the hereditaments and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such 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 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 present or future, 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 changes 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 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.

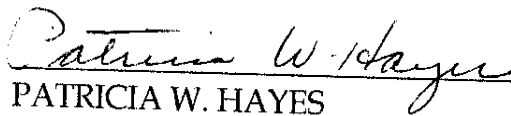
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 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

UNOFFICIAL COPY

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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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 her hand and seal(s) this 9th day of April 2005.


PATRICIA W. HAYES

PROPERTY OF COOK COUNTY CLERK'S OFFICE

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF JO DAVIESS)

I, the undersigned, a Notary Public in and for and residing in said County, in the State aforesaid, **DO HEREBY CERTIFY** that PATRICIA W. HAYES 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 she signed, sealed and delivered the said instrument as her 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 21st day of April A.D., 2005.

(SEAL)

James J. Nack Notary Public
My commission expires _____
"OFFICIAL SEAL"
JAMES J. NACK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/23/2006

COUNTY - ILLINOIS TRANSFER STAMPS
Exempt Under Provision of
Paragraph (e), Section 4,
Real Estate Transfer Act

Date: 4/21/05

Signature: Patricia W. Hayes

Exempt Under Paragraph E, Section 4
of the Real Estate Transfer Tax Act.

Vicki V. Varga 5/4/05
Signature Date

Prepared by:
James J. Nack
Nack, Richardson & Nack, P.C.
106 N. Main Street
Galena, Illinois 61036

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 the 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 5-24-05

Signature: Christina Esposito

Subscribed and sworn to before me by the said MAY this 24th day of 05



Notary Public Dawn M. Markunas

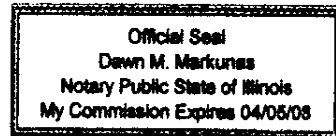
The grantee or his agent affirms and verified that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 5-24-05

Signature Christina Esposito

Subscribed and sworn to before me by the said MAY this 24th day of 05.

Notary Public Dawn M. Markunas



Note: any person who knowingly submits a false statement concerning the indemnity 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 the Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)