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Doc#: 0519245030
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 07/11/2005 11:35 AM Pg: 1 of 4

WARRANTY DEED IN TRUST

EXEMPT UNDER REAL ESTATE TRANSFER
TAX LAW 35 ILCS 200/31-45 SUBPAR. E AND
COOK COUNTY ORD. 93-0-27 PARAGRAPH E.

Maureen E. Miller Date: 06/28/05
Maureen E. Miller, EA, CFP

The grantor, Renate S. Miller,

a widow, whose address
is 2432 South Embers Lane,
Arlington Heights, Illinois 60005-4311,
for and in consideration of Ten Dollars
(\$10.00) and other good and valuable
considerations in hand paid, **Conveys**
and **Warrants to Renate S. Miller**

(The Above Space For Recorder's Use Only)

whose address is 2432 South Embers Lane, Arlington Heights, Illinois 60005-4311, as trustee under the provisions of a written trust agreement dated January 10, 2003, and known as The Renate S. Miller Trust, and to all and every successor or successors in trust under said trust agreement, the following described real estate in Cook County, State of Illinois ("The Premises"):

Legally described as:

Lot 13 in Block 6 in Cedar Glen Subdivision, being a subdivision of Lots 1, 5 and 6 in owner's subdivision of the west 15 rods of the southeast $\frac{1}{4}$ and the east $\frac{46}{80}$'s (as measured on the north line and the south line) of the east $\frac{1}{2}$ of the southwest $\frac{1}{4}$ of Section 15, Township 41 North, Range 11 east of the Third Principal Meridian, in Cook County, Illinois.

Common Address: 2432 South Embers Lane, Arlington Heights, Illinois 60005-4311

Permanent Index Number: 08-15-305-013-0000

Subject to: General taxes for the year 2004 and subsequent years, conditions, covenants, restrictions and easements of record.

TO HAVE AND TO HOLD The Premises with the appurtenances on the trusts and for the uses and purposes set forth in this deed and in the trust agreement.

Full power and authority are granted to the trustee to improve, manage, protect and subdivide The Premises or any part thereof; to dedicate parks, streets, highway, or alleys; to vacate any subdivision or part thereof, and to resubdivide The Premises 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 The Premises or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities

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vested in the trustee; to donate, to dedicate, to mortgage, pledge, or otherwise encumber The Premises or any part thereof; to lease The Premises or any part thereof, from time to time, in possession or reversion, by leases to commence in present or in 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 98 years, and to renew or extend leases upon any terms and for any period or periods of time to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make 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 The Premises, 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 the Premises or any part thereof; and, to deal with The Premises 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 it, whether similar to or different from the ways above specified, at any time or times after the date of this deed.

In no case shall any party dealing with the trustee in relation to The Premises or to whom The Premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on The Premises, 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 be obliged or privileged to inquire into any of the terms of the trust agreement; and, every deed, trust deed, mortgage, lease, or other instrument executed by the trustee in relation to The Premises 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 deed and by the 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of 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 The Premises, and such interest is declared to be personal property, and no beneficiary shall have any title or interest, legal or equitable, in or to The Premises as such, but only an interest in the earnings, avails, and proceeds thereof.

The 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 (dower and/or) homesteads from sale on execution or otherwise.

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The grantor has signed this deed on June 29, 2005.

X Renate S. Miller
Renate S. Miller

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I am a Notary Public for the State of Illinois. I certify that **Renate S. Miller**, a widow, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the 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 (and/or dower).

Dated: 6-29-05
Paul Wentink
Notary Public



My commission expires Oct. 20, 2006 (SEAL)

Name and address of grantee and send future tax bills to:

Renate S. Miller
2432 South Embers Lane
Arlington Heights, Illinois 60005-4311

This deed prepared by (and mail to):

Ross A. Miller, Attorney-at-Law
2432 South Embers Lane
Arlington Heights, Illinois 60005-4311
Telephone No. (847) 593-7225



Miller, Renate - Warranty Deed
MEM/word

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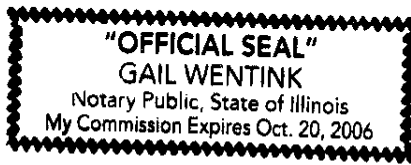
STATEMENT BY GRANTOR AND GRANTEE

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: June 29, 2005

Signature: Renate S. Miller
Grantor or Agent

Subscribed and sworn to before me this 29th day of June, 2005.



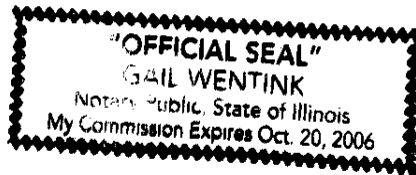
Gail Wentink
Notary Public

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 title to real estate under the laws of the State of Illinois.

Dated: June 29, 2005

Signature: Renate S. Miller
Grantee or Agent

Subscribed and sworn to before me this 29th day of June, 2005.



Gail Wentink
Notary Public

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.)