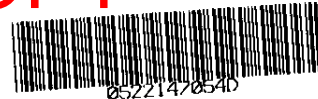


UNOFFICIAL COPY

WARRANTY DEED IN TRUST



Doc#: 0522147054
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/09/2005 09:14 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH, this 22nd day of June, 2005 that the Grantor, RONALD A. HOPKINS, a Widow, of the County of Cook and State of Illinois, for and in consideration of TEN AND NO 100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, Convey and Warrant unto Grantee, the RONALD A. HOPKINS TRUST NUMBER ONE, dated June 22, 2005, 22626 Pleasant Drive, Richton Park, Illinois 60471 (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successor in trust under said trust agreement the following described real estate in the County of Cook and State of Illinois, to wit:

RECORDER'S STAMP

LOT 50 IN BURNSIDE'S LAKEWOOD ESTATES, A SUBDIVISION OF THE NORTH 33 FEET OF THE EAST 1/2 OF THE SOUTH EAST 1/4 AND PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 or parthereof, 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 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 of reversion, by leases to commence in present or in 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 and provisions thereof at any time to 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 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 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 obligation of its, his 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 for 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.

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 the sale on execution or otherwise.

IN WITNESS WHEREOF, the Grantor, as aforesaid, have hereunto set his hand and seal the day and year first above written.

This transaction is exempt under the Illinois Transfer Act pursuant to Paragraph E, Section 4.

Donald A. Hopkins
Dated: June 22, 2005

Ronald A. Hopkins (Seal)
Ronald A. Hopkins

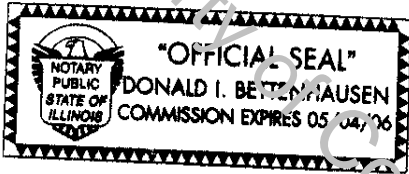
UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that RONALD A. HOPKINS, a widow, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this date 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.

Given under my hand and notarial seal this 22 day of June 2005

Donald I. Bettenhausen
Notary Public



Commission expires 05-04-06

Property Tax Number: 31-33-205-016-0000

Property Address: 22626 Pleasant Drive, Richton Park, IL 60471

INSTRUMENT PREPARED BY:
Bettenhausen & Jarman, Ltd.
17400 South Oak Park Avenue - 1-W
Tinley Park, Illinois
(708) 633-1212

RETURN THIS DOCUMENT TO:
Donald I. Bettenhausen
17400 South Oak Park Avenue
Tinley Park, IL 60477

SEND SUBSEQUENT TAX BILLS TO:
Ronald A. Hopkins
22626 Pleasant Drive
Richton Park, Illinois 60471

UNOFFICIAL COPY

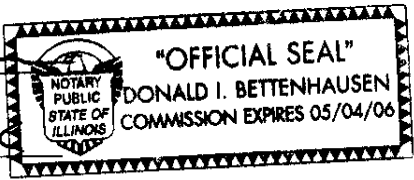
STATEMENT BY GRANTOR AND GRANTEE

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 a foreign corporation 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 22, 2005 Signature: Ronald D. Hopkins
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent, this 22
day of June, 2005.

Notary Public: Donald I. Bettenhausen
State of ILL, County of COOK



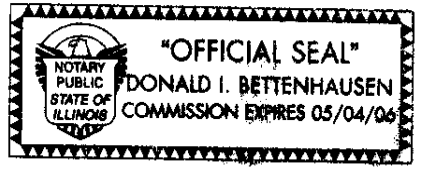
My Commission Expires: 05-04-06

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 a foreign corporation 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 22, 2005 Signature: Ronald D. Hopkins
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent, this 22
day of June, 2005.

Notary Public: Donald I. Bettenhausen
State of ILL, County of COOK



My Commission Expires: 05-04-06

**Note: any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)