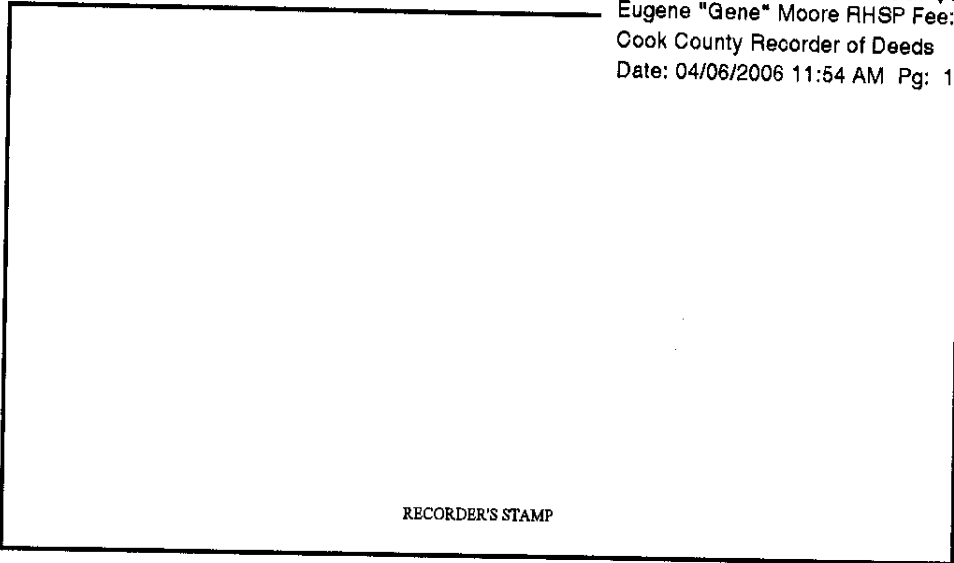




Doc#: 0609644046 Fee: \$32.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/06/2006 11:54 AM Pg: 1 of 5

**DEED IN TRUST
WARRANTY
(Illinois)**



RECORDER'S STAMP

Prepared by and after recording mail to:
Todd M. Van Baren, Esq.
Hoogendoorn & Talbot LLP
122 S. Michigan Avenue #1220
Chicago, IL 60603

Name & Address of Taxpayer:
Mr. and Mrs. Don A. De Graff
15962 Louis Avenue
South Holland, IL 60473

THE GRANTORS, **Don A. De Graff and Nyla J. De Graff**, husband and wife, of the Village of South Holland, County of Cook, State of Illinois for and in consideration of Ten and 00/100 (\$10.00) DOLLARS and other good and valuable consideration CONVEY AND WARRANT to **Don A. De Graff and Nyla J. De Graff**, as Trustees of the **De Graff Family Trust, Dated February 22, 2006**, of 15962 Louis Avenue, South Holland, Illinois 60473, in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A attached hereto and made a part hereof for the legal description

SUBJECT TO: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; and (c) general real estate taxes not yet due and payable.

TO HAVE AND TO HOLD the said premises with the appurtenances thereon upon the trusts for the uses and purposes herein and in said trust agreement set forth (see Exhibit B attached hereto for the Trustees' powers), hereby waiving and releasing the right of homestead.

Permanent Index Number(s): 29-15-301-039-0000

COOK COUNTY-ILLINOIS TRANSFER TAX STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
E, SECTION 4, REAL ESTATE TRANSFER ACT

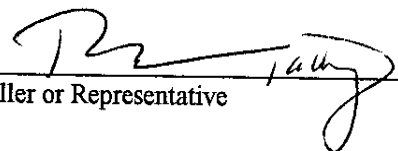
Property Address: 15962 Louis Avenue
South Holland, Illinois 60473

DATED this 20th day of March, 2006.


DATED: 3/20, 2006



Don A. De Graff (SEAL)



Buyer, Seller or Representative



Nyla J. De Graff (SEAL)

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 Don A. De Graff and Nyla J. De Graff, husband and wife, personally known to me to be the same persons 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 waiver and release of the right of homestead.

Given under my hand and notarial seal this 20th day of MARCH, 2006.

TB

Notary Public



Proprietary Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

That part of Lot 3 lying East of the center line of Wausau Avenue extended North and lying West of the West line of Louis Avenue extended North (except Louis Avenue) and (except that part described as follows: Commencing on the North line of said Lot 3 a distance of 152.01 feet West of the Northeast corner; thence West along the North line 200 feet; thence South parallel to the East line 100 feet; thence East parallel to the North line 175 feet; thence South parallel to the East 68.31 feet; thence East 25 feet; thence North 168.31 feet to the point of beginning) and (except the West 174.65 feet thereof) and (except the South 25 feet of the North 125 feet of the West 175 feet of the East 352.01 feet), in the Southwest 1/4 of Section 15, Township 36 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

TRUSTEE'S POWERS

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, streets, highways or alleys; 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 praesenti 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 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 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 obligations of its, his or their predecessor in trust.

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 or 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: April 5, 2006

Signature [Signature]
(Grantor or Agent)

Subscribed and sworn to before me
by the said Todd M. Van Baren
this 5th day of April, 2006

[Signature]
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 and hold title to real estate under the laws of the State of Illinois.

Dated: April 5, 2006

Signature [Signature]
(Grantee or Agent)

Subscribed and sworn to before me
by the said Todd M. Van Baren
this 5th day of April, 2006

[Signature]
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)