

# UNOFFICIAL COPY

## WARRANTY DEED IN TRUST



Doc#: 0613753132 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/17/2006 11:37 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH, That the Grantors *Charles L. Smith and Betty Marie Smith*

of the County of **COOK** and State of **Illinois** for and in consideration  
of **Ten** Dollars, and other good  
and valuable consideration in hand paid, Convey and warrant unto DOWNERS GROVE  
NATIONAL BANK, a national banking association, of Downers Grove, Illinois, as Trustee under the  
provisions of a trust agreement dated the 26th day of April, ~~19~~ 2006, known as Trust  
Number 06-031 the following described real estate in the County of Cook and  
State of Illinois, to wit:

LOT 17 IN EVA R. PERRY'S RESUBDIVISION OF BLOCK 18 IN LINDEN GROV  
SUBDIVISION, BEING A SUBDIVISION OF THE WEST 35 ACRES OF THE NORT  
70 ACRES AND THE SOUTH 90 ACRES OF THE NORTHWEST QUARTER OF SEC-  
TION 21. TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL  
MERIDIAN, IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 20-21-126-011-0000  
PROPERTY ADDRESS: 6635 SOUTH LOWE, CHICAGO, IL. 60621

Subject to:

Common Address: 6635 SOUTH LOWE, CHICAGO, IL. 60621  
Permanent Property Tax Identification Number 20-21-126-011-0000

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 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 praesenti or  
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.

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In no case shall any part 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 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.

The interest of each and every beneficiary hereunder and 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 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.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust", or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor s \_\_\_\_\_ hereby expressly waive \_\_\_\_\_ and release \_\_\_\_\_ 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 s \_\_\_\_\_ aforesaid have \_\_\_\_\_ hereunder set their hand \_\_\_\_\_ and seal \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

x Charles L. Smith (Seal) \_\_\_\_\_ (Seal)  
x Betty M. Smith (Seal) \_\_\_\_\_ (Seal)

After recordation this instrument should be returned to

**Downers Grove National Bank**  
5140 Main St.  
Downers Grove, Illinois 60515

State of Illinois )  
County of Cook ) SS.

SEND TAX BILLS TO:

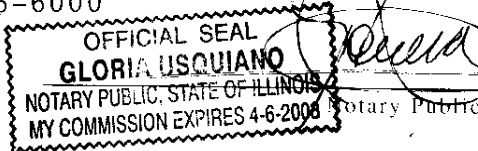
\_\_\_\_\_

I, Gloria Usquiano a Notary Public in and for said County, in the state aforesaid, do hereby certify that Charles L. Smith and Betty M. Smith personally known to me to be the same person 5 whose name 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 own free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

This instrument prepared by:

**PHILLIP J. ROTCHE & ASSOCIATES, P.C.**  
320 S. WESTMORE, AVENUE  
LOMBARD, IL, 60148 PHONE # 630-916-6000

Given under my hand and notarial seal this 21 day of April, 2006



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## STATEMENT BY GRANTOR AND GRANTEE

The Grantors or their Agent affirm that, to the best of their knowledge, the named Grantees shown on the Deed or assignment of Beneficial Interest in a land trust are either natural persons, an Illinois corporation or a 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 26, 2006

*Maria Somers*

Grantor or Agent and Trust Officer Grantor or Agent

Subscribed and sworn to before me  
by the said Grantor(s)  
this 26th day of April, 2006



*Linda Chirico*

Notary Public

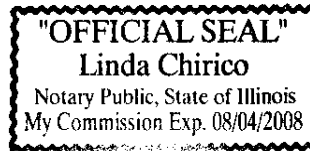
The Grantees or their Agent affirm that, to the best of their knowledge, the named Grantees shown on the Deed or assignment of Beneficial Interest in a land trust are either natural persons, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate 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 26, 2006

*Maria Somers*

Grantee or Agent and Trust Officer Grantee or Agent

Subscribed and sworn to before me  
by the said Grantee(s)  
this 26th day of April, 2006



*Linda Chirico*

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.