

DEED IN TRUST - WARRANTY

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Doc#: 0617134068 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/20/2006 10:13 AM Pg: 1 of 4

THIS INDENTURE, WITNESSETH, THAT
THE GRANTOR,
STEPHANIE M. LEADINGHAM, widow
and surviving joint tenant of her husband,
Edwin P. Leadingham, deceased,
of the County of Cook and State of
Illinois, for and in consideration of the
sum of TEN AND NO/100 DOLLARS (\$10),
in hand paid, and of other good and
valuable considerations, receipt of which
is hereby duly acknowledged, convey(s) and
**WARRANT(S) unto CHICAGO TITLE
LAND TRUST COMPANY, a**

Corporation of Illinois whose address is
181 W. Madison Street, Suite 1700,
Chicago, IL 60602, as Trustee under the
provisions of a certain Trust Agreement dated the 12th day of June, 2006 and known as Trust Number 8002346678, the
following described real estate situated in Cook County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly Known As 4222 Grove Avenue, Stickney, IL 60402

Property Index Numbers 19-06-123-029-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD, the said real estate with the appurtenances, upon the trusts and for the uses and purposes herein
and in said Trust Agreement set forth.

**THE TERMS AND CONDITIONS APPEARING ON PAGE 2 OF THIS INSTRUMENT ARE MADE A PART
HEREOF.**

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 exemption or homesteads from sale on execution or otherwise.

IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this 12th day of June, 2006.

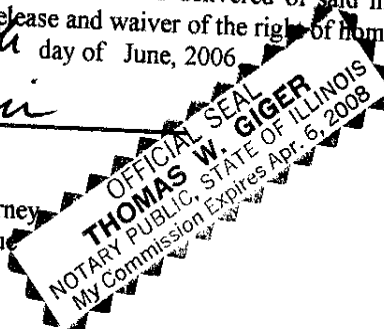
Stephanie M. Leadingham
Seal: Stephanie M. Leadingham

State of ILLINOIS)
County of COOK)

I, THOMAS W. GIGER, a Notary Public in and for said County, in the State aforesaid,
do hereby certify that STEPHANIE M. LEADINGHAM, widow and surviving joint tenant
of her husband, Edwin P. Leadingham, deceased,

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 of said instrument as a 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 seal this 12th day of June, 2006.

Thomas W. Giger
Notary Public



VILLAGE OF STICKNEY
TRANSACTION EXEMPT FROM REAL
ESTATE TRANSFER TAX ACCORDING TO
PARAGRAPH 5
DATED THIS 20TH DAY OF JUNE 2006
Kurt Kasnicka
VILLAGE COLLECTOR

Prepared By: Thomas W. Giger, Attorney
3903 S. Oak Park Avenue
Stickney, IL 60402

MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
181 W. Madison Street, Suite 1700
Chicago, Illinois 60602

SEND TAX BILLS TO:

S. Leadingham
4222 Grove Avenue
Stickney, IL 60402

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TERMS AND CONDITIONS

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 real estate 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 real estate 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 real estate, or any part thereof, to lease said real estate, 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 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 real estate, 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 real estate or any part thereof, and to deal with said real estate 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, or any successor in trust in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, or any successor in trust, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said real estate, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the authority, necessity or expediency or 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, or any successor in trust, in relation to said real estate shall be conclusive evidence in favor of every person (*including the Recorder of Deeds of the aforesaid county*) 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 all amendment thereof, if any, and binding upon all beneficiaries thereunder; (c) that said Trustee, or any successor in trust, 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.

This conveyance is made upon the express understanding and condition that neither Chicago Title Land Trust Company, individually or as Trustee, nor its successor or successors in trust shall incur any personal liability or be subjected to any claim, judgment or decree for anything it or they or its or their agents or attorneys may do or omit to do in or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendments thereto, or for injury to person or property happening in or about said real estate, any and all such liability being hereby expressly waived and released. Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then beneficiaries under said Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name as Trustee of an express trust and not individually (*and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation, or indebtedness except only so far as the trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof*). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The interest of each and every beneficiary hereunder and under said Trust Agreement 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 any 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 earnings, avails and proceeds thereof as aforesaid, the intention hereof being to vest in said Chicago Title Land Trust Company the entire legal and equitable title in fee simple, in and to all of the real estate above described.

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LEGAL DESCRIPTION

Property Address: 4222 Grove Avenue
Stickney, IL 60402

PIN: 19-06-123-029-0000

Legal Description:

Lot 10 in Block 11 in Oak Park Avenue Subdivision, being a subdivision of the following blocks and parts of Blocks in B.F. Shotwell's Subdivision of the East half of the North West quarter of Section 6, Township 38 North, Range 13 East of the Third Principal Meridian, Block 1 (except the North East quarter thereof) Blocks 2, 4, 5 and 6 (except the North West Quarter and except the South 156 feet of the East 152 feet thereof), Block 7 (except the North half and except the North 30 feet of that part of the South half thereof lying East of the East line of alley), Blocks 8, 9 and the North 249.19 feet of the west half of Block 10 and all of Blocks 11 and 12 in Shotwell's Subdivision in Section 6, Township and Range aforesaid, in Cook County, Illinois.

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, ILLINOIS REAL ESTATE TRANSFER TAX ACT.

Date: 6-12-06

Stephanie M. Leadingham
Stephanie M. Leadingham

This document was prepared by Thomas W. Giger, Attorney At Law, 3903 South Oak Park Avenue, Stickney, IL 60402, Tel. No. (708) 749-4646.

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or her agent affirms that, to the best of her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: June 12, 2006 Signature: Stephanie M. Leadingham
Grantor or Agent

Subscribed and sworn to before me by the said Stephanie M. Leadingham this 12th day of June, 2006



Notary Public Thomas W. Giger

The grantee or her 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, 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: June 12, 2006 Signature: Stephanie M. Leadingham
Grantee or Agent

Subscribed and sworn to before me by the said STEPHANIE M. LEADINGHAM this 12th day of June, 2006.



Notary Public Thomas W. Giger

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.