

# UNOFFICIAL COPY



Doc#: 0617456112 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/23/2006 01:00 PM Pg: 1 of 4

## WARRANTY DEED IN TRUST Individual

THE GRANTOR(S) STUART D. MILLER A/K/A STUART DAVID MILLER and LORI R. MILLER A/K/A LORI MILLER, husband and wife, of the VILLAGE of MORTON GROVE, County of COOK, State of ILLINOIS for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to STUART DAVID MILLER and LORI MILLER, TRUSTEES, or their Successors in Trust, UNDER THE MILLER LIVING TRUST, Dated July 20, 2001 and amendments thereto, all interest 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*

Permanent Real Estate Index Number(s): 10-20-214-003-0001  
Address(es) of Real Estate: 5909 Capulina Ave., Morton Grove, Illinois 60053

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

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All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 21 day of JUNE, 2006.

Stuart D. Miller      Stuart David Miller  
STUART D. MILLER / AKA / STUART DAVID MILLER

Lori R. Miller      Lori Miller  
LORI R. MILLER / AKA / LORI MILLER

EXEMPT-PURSUANT TO SECTION 1-11-5  
VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP  
EXEMPTION NO. 06012 DATE 6-21-06  
ADDRESS 5909 Capulina  
(VOID IF DIFFERENT FROM DEED)  
BY J Sheehan

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, STUART D. MILLER AND LORI MILLER, Husband and Wife, personally known to me to be the same person(s) whose name(s) 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 release and waiver of the right of homestead.

Given under my hand and official seal, this 21st day of June, 2006.

Commission expires Dec. 11, 2008



Gail M. Kachoyeanos (Notary Public)

NOTE: This conveyance is exempt from transfer tax pursuant to provisions of paragraph (c) of the Illinois Real Estate Transfer Law (35 ILCS 200/31-45)

6/21/06  
Date      Gail M. Kachoyeanos  
Buyer, Seller or Representative

**Prepared by:**  
Gail M. Kachoyeanos  
5617 Dempster  
Morton Grove, IL 60053

**Mail to:**  
GAIL M. KACHOYEANOS  
5617 DEMPSTER  
MORTON GROVE, IL 60053

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## Exhibit "A" – Legal Description

LOT 178 (EXCEPT THE EAST 3.2 FEET) AND THE EAST 4.8 FEET OF LOT 179 IN NORTHWESTERN EXTENSION REALTY COMPANY'S DEMSPETER TERMINAL SUBDIVISION IN SECTION 20, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ( PLAT OF WHICH SUBDIVISION IS RECORDED AS DOCUMENT NUMBER 8952268) IN COOK COUNTY, ILLINOIS.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust be 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 20, 2006

Signature: *Stuart Miller*  
Grantor or Agent

Subscribed and sworn to before me by the said grantor this 21 day of June, 2006.

Notary Public *Gail M. Kachoyanos*



The grantee or his/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, 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 21, 2006

Signature: *Stuart Miller*  
Grantee or Agent

Subscribed and sworn to before me by the said grantee this 21 day of June, 2006.

Notary Public *Gail M. Kachoyanos*



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.]

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