



Doc#: 0620531029 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/24/2006 11:00 AM Pg: 1 of 3

WARRANTY DEED

STATUTORY (ILLINOIS)

34719
(Individual to Individual)

Above Space for Recorder's Use Only

THE GRANTOR, **SHARON K. ADKINS**, a widow, not since remarried, of the City of Midlothian, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, conveys and warrants to STANDARD BANK AND TRUST, TRUST NO. 18478, DATED 9/20/04.

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOTS 40 AND 41 IN BLOCK 18 IN WEST HAMMOND, A SUBDIVISION OF THE NORTH 1896 FEET OF FRACTIONAL SECTION 17, TOWNSHIP 36 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: covenants, conditions, easements, rights of way, any other restrictions of record, and to general taxes for 2005 and subsequent years.

Permanent Real Estate Index Numbers: **30-17-108-035-0000/30-17-108-036-0000**

Address of Real Estate: **518 155th Place, Calumet City, Cook County, Illinois 60409-4518**

Dated this 13th day of July, 2006.

Sharon K. Adkins (SEAL)
SHARON K. ADKINS, Grantor

UNOFFICIAL COPY


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 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 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 mortgage 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 a successor or successors in trust, that such successor to successors in trust have been properly appointed and fully vested with all the title, estate, rights, power, authorities, duties and obligations 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 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.

REAL ESTATE TRANSFER TAX

 32498
 Calumet City • City of Homes \$ 240.00
 1-13-06

REAL ESTATE TRANSFER TAX

 32499
 Calumet City • City of Homes \$ 240.00
 7-13-06

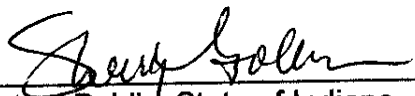
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STATE OF INDIANA)
) SS:
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for Lake County, State of Indiana, do
HEREBY CERTIFY that Sharon K. Adkins, 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 said instrument
as her 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 13th day of July, 2006.

My commission expires on July 30, 2008.


Notary Public, State of Indiana

I am a resident of Lake County, Indiana.

This instrument was prepared by:

Edward J. Wartman, Esq.
53 Muenich Court
Hammond, IN 46320
(219) 931-1707
Fax (219) 932-2417
e-mail: ewartman@aol.com

PLEASE MAIL TO:

Susanne D. Vasic, Esq.
Zogas & Vasic, Ltd.
10020 S. Western Avenue
Chicago, IL 60643

SEND SUBSEQUENT TAX BILLS TO:

Steven Smith
518 155th Place
Calumet City, IL 60409-4518

