

# UNOFFICIAL COPY

**SUBURBAN BANK & TRUST COMPANY  
WARRANTY DEED IN TRUST**



Doc#: **0623753194** Fee: **\$28.00**  
Eugene "Gene" Moore RHSP Fee: **\$10.00**  
Cook County Recorder of Deeds  
Date: 08/25/2006 03:34 PM Pg: 1 of 3

Real Estate Transfer Tax



**EXEMPT**

**THIS INDENTURE WITNESSETH, that the Grantor: Brenda F. Franklin**

of the County Cook and State of Illinois for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey(s) and Warrant(s) unto the **Suburban Bank and Trust Company**, an Illinois Corporation, as Trustee under the provisions of a Trust Agreement dated the 23rd day of August, 2006, known as Trust Number 74-3827, the following described real estate in the County of Cook and State of Illinois, to-wit:

**Parcel 1. LOTS 25 AND 26 IN BLOCK 8 IN BLUE ISLAND PARK ADDITION SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 IN SECTION 30, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Parcel 2. PART OF LOT 23 IN THE RESUBDIVISION OF LOTS 23 AND 24 BELOW DESCRIBED AND PART OF LOT 22 IN BLOCK 8 IN BLUE ISLAND PARK ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF CALUMET PARK, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTHWEST CORNER OF LOT 23, SAID POINT ALSO BEING IN THE NORTH LINE OF 126TH STREET; THENCE EAST ALONG SAID NORTH LINE 51.9 FEET; THENCE NORTHEASTERLY PARALLEL TO THE ILLINOIS CENTRAL RAILROAD TRACTS 100.4 FEET, TO A POINT IN THE NORTH LINE OF LOT 22; THENCE WEST ALONG THE NORTH LINE OF LOT 22, 119.7 FEET; THENCE SOUTH AT RIGHT ANGLES, 74 FEET TO THE POINT OF BEGINNING, CONTAINING 639.2 SQ FEET IN COOK COUNTY, ILLINOIS.**

Commonly known as: 1820 West 126th Street, Calumet Park, Illinois 60827

Permanent Index Number: 25-30-413-023; 25-30-413-024; 25-30-413-073; 25-30-413-075

**"Exempt under provision of Paragraph E, Section 4,  
Real Estate Transfer Tax Act."**

8/23/06  
Date

Rosemary Meyer  
Buyer/Seller Representative

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 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 and 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 changes 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.

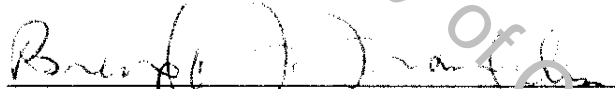
# UNOFFICIAL COPY

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.

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 dispositions of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any time 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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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/s hereunto set her hand and seal    this 23rd day of August, 2006.

  
\_\_\_\_\_  
Brenda F. Franklin

STATE OF ILLINOIS        }  
                                      } SS  
COUNTY OF COOK        }

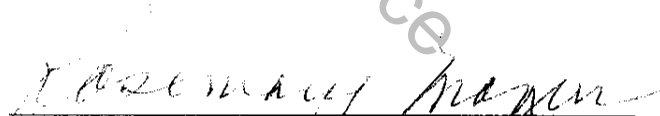
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that:

Brenda F. Franklin

personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as their/his/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 seal this 23rd day of August, 2006.



  
\_\_\_\_\_  
Notary Public

**Mail this recorded instrument to:**

Suburban Bank & Trust Co.  
10312 S. Cicero Avenue  
Oak Lawn, IL 60453

**Mail future tax bills to:**

Brenda F. Franklin  
P.O. Box 443  
South Holland, Illinois 60473

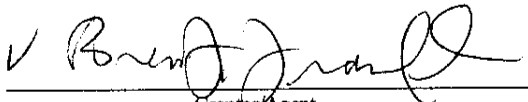
**This instrument prepared by:**

Suburban Bank & Trust Company  
10312 S. Cicero Avenue  
Oak Lawn, Illinois 60453

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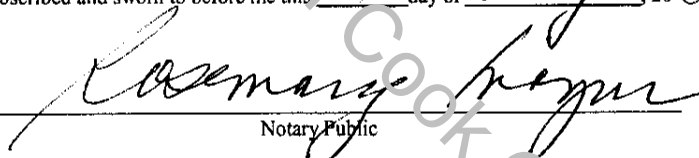
## EXEMPT AND ABI TRANSFER DECLARATION STATEMENT REQUIRED UNDER PUBLIC ACT 87-543 COOK COUNTY ONLY

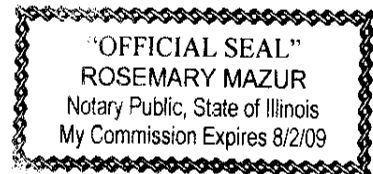
The GRANTOR or his agent affirms that, to the best of his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person; an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated 8/24, 2006   
Grantor/Agent

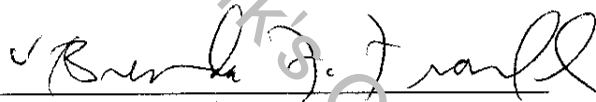
State of Illinois

County of Cook

Subscribed and sworn to before me this 24 day of Aug, 2006  
  
Notary Public

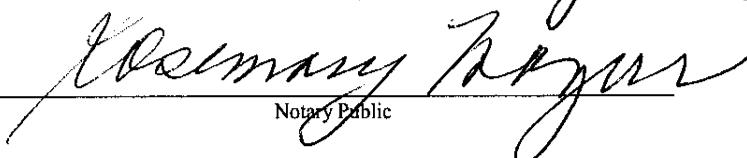


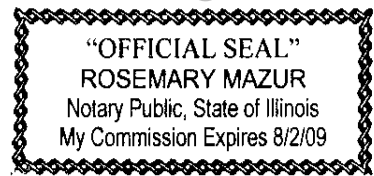
The GRANTEE or his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person; an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois; a partnership authorized to do business or acquire and hold title to real estate in Illinois; or other entity recognized as a person authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 8/24, 2006   
Grantee/Agent

State of Illinois

County of Cook

Subscribed and sworn to before me this 24 day of Aug, 2006  
  
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 a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, if exempt under provisions of Section 4 of Illinois Real Estate Transaction Tax Act)