

UNOFFICIAL COPY



Doc#: 0624908127 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/08/2006 11:29 AM Pg: 1 of 4

WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor(s), Robert L. Simpson and India L. Manton-Simpson, husband and wife, of the City of Lemont, County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Convey and

Warrant unto CHICAGO TITLE LAND TRUST COMPANY, as Trustee under the provisions of a trust number F489449 dated the 6th day of June, 2006, the following described real estate in the County of Cook and State of Illinois, to wit:

See Attached Legal

P.I.N.: 22-26-104-009-0000

PROPERTY ADDRESS: 12282 St. James Way, Lemont, IL 60439

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such 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 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 mend, change or modify leases and the terms and provision 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 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

TICOR TITLE 588839
10/9

H

UNOFFICIAL COPY

any time or times hereafter.

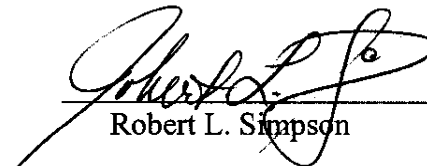
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced 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 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 land 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 grantors 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 grantors aforesaid have hereunto set their hand and seal this 3rd day of July, 2006.


 _____ (SEAL)
 Robert L. Simpson


 _____ (SEAL)
 India L. Manton-Simpson

STATE OF ILLINOIS  SEP.-5.06 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000001653	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="text-align: center; font-size: 1.2em;">0083500</td> </tr> <tr> <td style="text-align: center; font-size: 1.2em;">FP 103036</td> </tr> </table>	REAL ESTATE TRANSFER TAX	0083500	FP 103036
REAL ESTATE TRANSFER TAX					
0083500					
FP 103036					

UNOFFICIAL COPY

EXHIBIT A

Lot 15 in Kensington Estates, Being a Subdivision of part of the Southwest 1/4 of the Northwest 1/4 of Section 26, Township 37 North, Range 11 East of the Third Principal Meridian, and part of the Southeast 1/4 of the Northeast 1/4 of Section 27, Township 37 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office