

WARRANTY DEED  
IN TRUST

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Doc#: 0625516110 Fee: \$30.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/12/2006 01:43 PM Pg: 1 of 4

THIS INDENTURE WITNESSETH, That the  
Grantor(s),

Ruth Simpson

of the County of Cook and State of  
Illinois

For and in consideration of TEN AND  
00/100 DOLLARS (\$10.00) and other good  
and valuable considerations in hand  
paid, CONVEY and WARRANT unto  
CHICAGO TITLE LAND TRUST  
COMPANY, a corporation of Illinois,  
whose address is 171 N. Clark Street,  
Chicago, IL 60601-3294, as Trustee  
under the provisions of a trust agreement  
dated the 25th day of August,  
2006, known as Trust Number 2002347235

, the following described real estate in the County of Cook, and State of Illinois, to-wit:

See Rider Attached Herein

Permanent Tax Number:

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 *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 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 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 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)

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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.

And the said grantor(s) hereby expressly waive(s) and release(s) any and all right of 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 has/ve hereunto set their hand(s) and seal(s) this 11th day of September, 2006.

*Ruth Simpson*

Ruth Simpson  
\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

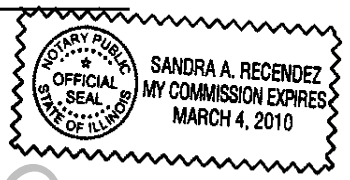
**THIS INSTRUMENT WAS PREPARED BY:**

\_\_\_\_ Albert L. Finston  
111 W. Washinton Street  
\_\_\_\_ Suite 1900  
\_\_\_\_ Chicago, IL 60602  
(312)407-7800

State of Illinois                      I, the undersigned, a Notary Public in and for said County and and State aforesaid,  
County of Cook                      SS                      do hereby certify that                      personally known to me to be the same persons  
whose name(s) is/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 notarial seal this 11th day of September, 2006

*Sandra A. Recendez*  
\_\_\_\_\_  
NOTARY PUBLIC



PROPERTY ADDRESS:  
\_\_\_\_\_

**AFTER RECORDING, PLEASE MAIL TO:**

CHICAGO TITLE LAND TRUST COMPANY  
171 N. CLARK STREET ML04LT                      OR  
CHICAGO, IL 60601-3294

BOX NO. 333 (COOK COUNTY ONLY)

SEND FUTURE TAX BILLS TO: \_\_\_\_\_

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## RIDER

1. Lots 25 and 26 (except the South 10 feet thereof) in William H. Britigan's South Park Boulevard and 83<sup>rd</sup> Street subdivision of Blocks 2, 11 and 24 in the subdivision of the Northwest 1/4 of Section 34, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 7951-53 South Prairie, Chicago, Illinois.  
Permanent Real Estate Index No. 20-34-104-023.
2. Lot 164 in E. B. Shogren and Company's Avalon Highlands subdivision in the North West quarter of Section 35, Township 38 North, Range 14, East of the Third Principal Meridian according to the plat thereof recorded as Document #6751064 in Book 158, Page 34, in Cook County, Illinois, commonly known as 8128 South Ellis Avenue, Chicago, Illinois.  
Permanent Real Estate Index No. 20-35-117-014
3. Lots 13 and 14 in Block 131 in Cornell in Sections 26 and 35, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, commonly known as 8132-34 South Ellis Avenue, Chicago, Illinois.  
Permanent Real Estate Index No. 20-35-117-015.

exempt under  
sub par. E and

in law 86 ILCS 200/31-41  
and 86-3-27 par. 4

Date 9-12-06

*Cliff S. Euston*

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

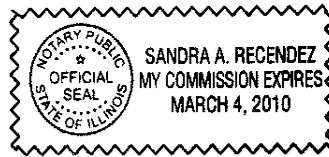
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 Sept. 11, 2006

Signature: *Albert L. Finston*

Grantor or Agent  
Albert L. Finston

Subscribed and sworn to before me  
by the said HEED  
dated 9/11/06



Notary Public *Sandra A. Recendez*

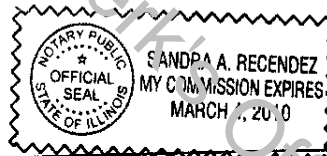
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated Sept. 11, 2006

Signature: *Albert L. Finston*

Grantee or Agent  
Albert L. Finston

Subscribed and sworn to before me  
by the said ALBERT  
dated 9/11/06



Notary Public *Sandra A. Recendez*

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 Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.**