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WARRANTY DEED IN TRUST

SEND SUBSEQUENT TAX BILLS TO:

Stephen R. Stonich 420 W. Burlington Ave. #305 LaGrange, IL 60525 Doc#: 0626154098 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 09/18/2006 03:10 PM Pg: 1 of 3

THE GRANTOR, Stephen R. Stonich, of Cook County, Illinois, in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, conveys and warrants to Stephen R. Stonich, Trustee of the Stephen R. Stonich Declaration of Trust, dated August 7, 1991, as amended, or his successors in trust, the fee simple title in and to the real estate described below:

Units 420. 305 and P23 together with its undivided percentage interest in the common elements in Spring Avenue Station Condominium as delineated and defined in the declaration recorded as document no. 0011096800, in the west ½ of the northwest ¼ of Section 4, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Tax Nos.:

18-04-121-037-1012 and 18-04-121-037-1048

Common Address:

420 V. Burlington Ave. #305, LaGrange, IL 60525

TO HAVE AND TO HOLD the said prem ses with the appurtenances upon the trusts and for the uses and purposes herein in said agreement set forth.

Full power and authority are hereby granted to said taystees to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highway, or alleys; to vacate any subdivision or part thereof, and to subdivide said property as often as desired; to contract to e'1, 'o grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said remises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust 27 of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise en cumber said property, or any part thereof; to lease said property, any part thereof, from time to time, in possession or reversion, by leases to commence in present or in future, and upon 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 term; 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 an carement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in a vother 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 trustees 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 trustees, 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 trustees, or be obliged or privileged to inquire into any of the terms of said Trust; and every deed, trust deed, mortgage, lease or other instrument executed by said trustees 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 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 or in some amendment thereof and binding upon beneficiaries thereunder; (c) that said trustees were duly authorized and empowered to execute and deliver every

0626154098 Page: 2 of 3

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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, hereby expressly waives and releases 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.

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public in and for the above County and State, certifies that Stephen R. Stonich, personally known to me to be the same person whose name has been subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes there a se forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 3rd day of August, 2006

TARY PUBLIC

PREPARED BY AND MAIL TO:

Stephen R. Stonich 420 W. Burlington Ave, #305 LaGrange, IL 60525 EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 4, REAL

ESTATE TRANSFER TAX ACT.

<u>のゴールロ</u> Date

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0626154098 Page: 3 of 3

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms and verifies 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 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 5/4 . 2006	C:4	Tenant of the
Dated	Signature:	Grantor or Agent
Subscribed and sworn to before me by the		
said Abar this		"OFFICIAL SEAL"
	2006.	JENNIFER PATERSON \$
Notary Public		Notary Public, State of Illinois My Commission Expires 06/13/2009
) /	
The grantee or his/her agent affirms and ve	rifies that, to t	he best of his/her knowledge, the name of
the grantee shown on the deed or assignme		
person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold		
title to real estate in Illinois, a partnership a		
estate in Illinois, or other entity recognized		-
to real estate under the laws of the State of	Illinois.	4
David Sty 2006	a,	Sof-File
Dated	Signature:	
		Grantee or Agent
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Subscribed and sworn to before me by the said this		<u> </u>
WW day of 1 Hug ust, 2006		"OFFICIAL SEAL"
174 day of 1700 037 , 2000	•	JENNIFER PATERSON
	1	Notary Public, State of Illino
Notary Public 190		My Commission Expires 06 1 - 201

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.]

Reorder Form No. 2551