

# UNOFFICIAL COPY



## WARRANTY DEED IN TRUST

Doc#: 0626445028 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/21/2006 11:26 AM Pg: 1 of 3

THIS INDENTURE, WITNESSETH,  
THAT THE GRANTOR,

**BEATRICE S. BUTENSCHOEN,**  
a/k/a BEATRICE BUTENSCHOEN, **widowed**  
**and not since remarried,**

of the County of Cook, and State of  
Illinois,

For and in consideration of the sum of TEN AND  
no/100 DOLLARS (\$10.00), and of other good and  
valuable consideration in hand paid, **CONVEY** and  
**WARRANT** unto the **CHICAGO TITLE LAND**  
**TRUST COMPANY**, a corporation of Illinois,  
whose address is 171 N. Clark Street, Chicago, IL  
60601-3294, as

(The above space for recorders use only)

Trustee under the provisions of a trust agreement dated December 21, 2000, known as Trust Number 126993, the  
following described real estate situated in the County of COOK and State of Illinois, to wit:

**LOT 3 IN BLOCK 6 IN MCCOLLAM AND KRUGGEL'S ADDITION TO NORWOOD  
PARK IN THE WEST ½ OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 13, EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**Permanent Tax Number: 13-07-132-021-0000 AND 13-07-132-022-0000**  
**Commonly known as: 6905 W. Farragut, Chicago, Illinois 60650**

**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 subdivision 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 changes of any kinds, 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,

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(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.

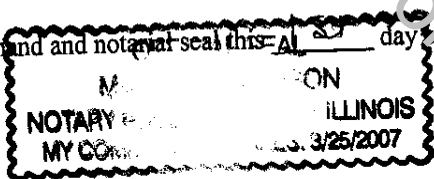
And the said grantor(s) hereby expressly waive(s) and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hand and seal this 1st day of September, 2006.

Beatrice S. Butenschoen  
BEATRICE S. BUTENSCHOEN (Seal)

STATE OF ILLINOIS ) COUNTY OF COOK) SS I, MARY LOU ZURAWSKI, a Notary Public in and for said County, in the State aforesaid, do hereby certify that BEATRICE S. BUTENSCHOEN, a/k/a BEATRICE BUTENSCHOEN, widowed and not since remarried, personally known 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 the said instrument as 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 notary seal this 1st day of September, 2006.



Mary Lou Zurawski  
OFFICE USE ONLY  
MARY JO ROBINSON  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 3/25/2007

Prepared by: Atty. Mary Lou Zurawski, Attorney at Law, 6121 N. Northwest Hwy., Chicago, IL 60631

AFTER RECORDING, PLEASE MAIL TO:  
CHICAGO TITLE LAND TRUST COMPANY  
171 N. CLARK STREET ML04LT  
CHICAGO, IL 60601-3294

SEND TAX BILLS TO:  
BEATRICE BUTENSCHOEN  
6905 W. Farragut  
Chicago, IL 60636

This transaction exempt under provisions of 35 ILCS200/31/-45 Paragraph 3 of the real estate transfer act. If Chicago property, also exempt under Paragraph E of the City of Chicago Transfer tax ordinance. By Mary Lou Zurawski

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## STATEMENT BY GRANTOR AND GRANTEE

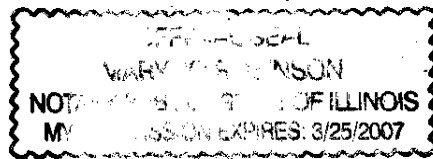
The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 SEPTEMBER, 2006

Signature: Beatrice S. Butenschoen

Grantor or Agent

Subscribed and sworn to before me by the said BEATRICE S. BUTENSCHOEN this 1st day of SEPTEMBER, 2006  
Notary Public Mary J. Kolbin



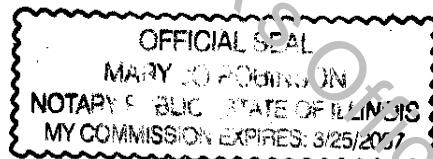
The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated SEPTEMBER, 2006

Signature: Beatrice Butenschoen

Grantee or Agent

Subscribed and sworn to before me by the said BEATRICE S. BUTENSCHOEN this 1st day of SEPTEMBER, 2006  
Notary Public Mary J. Kolbin



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.

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

Revised 10/02-cp



**EUGENE "GENE" MOORE**

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS