

UNOFFICIAL COPY

WARRANTY DEED IN TRUST



Doc#: 0627117083 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/28/2006 11:52 AM Pg: 1 of 3

RECORDER'S STAMP

THIS INDENTURE WITNESSETH, this 23 day of August, 2006, that the Grantors, ROBERT L. SEYMOUR and ANN R. SEYMOUR, husband and wife, of the County of Cook and State of Illinois, for and in consideration of TEN AND NO/100THS DOLLARS (\$10.00) and other good and valuable consideration in hand paid, Convey and Warrant unto Grantees, ROBERT L. SEYMOUR and ANN R. SEYMOUR, as Trustees of the ROBERT L. SEYMOUR and ANN R. SEYMOUR FAMILY TRUST NUMBER ONE, dated August 23, 2006, 10828 Pamela Lane, Unit 83, Orland Park, Illinois 60467 and as amended from time to time, (hereinafter referred to as "said trustee," regardless of the number of trustees), and unto all and every successor or successor in trust under said trust agreement the following described real estate in the County of Cook and State of Illinois, to wit:

UNIT 83 IN EAGLE RIDGE CONDOMINIUM UNIT VII AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 7 IN EAGLE RIDGE ESTATES, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT 94847112, IN COOK COUNTY, ILLINOIS AND LOT 96 IN EAGLE RIDGE ESTATES UNIT FOUR, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 96083273, IN COOK COUNTY, ILLINOIS, WHICH SURVEYS ARE ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS AS DOCUMENT 95450467 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 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 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 of 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 and provisions thereof at any time to 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) 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 obligation 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 for 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 the sale on execution or otherwise.

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IN WITNESS WHEREOF, the Grantors, as aforesaid, have hereunto set their hands and seals the day and year first above written.

This transaction is exempt under the Illinois Transfer Act pursuant to Paragraph E, Section 4.

Donald I. Bettenhausen

Robert L. Seymour (Seal)
Robert L. Seymour

Ann R. Seymour (Seal)
Ann R. Seymour

Dated: 8-23-2006



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 ROBERT L. SEYMOUR and ANN R. SEYMOUR, husband and wife, personally known to me to be the same person whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this date 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.

Given under my hand and notarial seal this 23 day of August, 2006.



Donald I. Bettenhausen
Notary Public
Commission expires 05/09/10

Street Address: 10828 Pamela Lane, Unit 83, Orland Park, IL 60467

Permanent Tax Index Number: 27-32-104-016

INSTRUMENT PREPARED BY:

Donald I. Bettenhausen
Bettenhausen & Jarman, Ltd.
17400 South Oak Park Avenue - 1-W
Tinley Park, Illinois
(708) 633-1212

RETURN THIS DOCUMENT TO:

Donald I. Bettenhausen
17400 South Oak Park Avenue
Tinley Park, IL 60477

SEND SUBSEQUENT TAX BILLS TO:

Robert Seymour and Ann Seymour
10828 Pamela Lane
Orland Park, IL 60467

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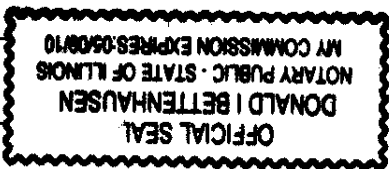
STATEMENT BY GRANTOR AND GRANTEE

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 a foreign corporation 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: 9-25-06 Signature: Robert L. Seymour
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent, this 25th day of September, 2006.

Notary Public: Donald J. Bettenhausen
State of ILL, County of COOK
My Commission Expires: 05-09-2010

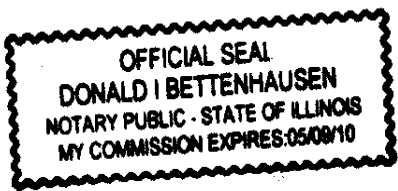


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 9-25-06 Signature: Uma P. Seymour
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent, this 25th day of SEPT, 2006.

Notary Public: Donald J. Bettenhausen
State of ILL, County of COOK
My Commission Expires: 05-09-2010



****Note:** any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)