

# UNOFFICIAL COPY



Doc#: 0627656106 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/03/2008 10:34 AM Pg: 1 of 3

## WARRANTY DEED IN TRUST

After Recording Mail To:  
Albany Bank & Trust Company N.A.  
3400 W. Lawrence Ave.  
Chicago, Illinois 60625  
or BOX 35

Name and Address of Taxpayer:  
Coralie May Miller  
6753 N. Ravenswood  
Chicago, IL 60626

THIS INDENTURE WITNESSETH, That the Grantor Coralie May Miller, a widow

of the County of Cook and State of Illinois for and in consideration of the sum of ten and 00/100 dollars and other valuable considerations in hand paid, Convey and Warrant unto ALBANY BANK & TRUST COMPANY N.A., a National Banking Association, its successor or successors, as Trustee under the provisions of a Trust Agreement dated September 18, 2006 and known as Trust Number 11-6144 the following described real estate in County of Cook and State of Illinois, to wit:

Legal description attached hereto and made a part hereof

Permanent Index Number: 11-31-405-019

Property Address: 6753 North Ravenswood, Chicago, Illinois 60626

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 reversions, 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 196 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 the 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.

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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.

And the said grantor(s) hereby expressly waive(s) and release(s) 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(s) aforesaid has/have hereunto set their hand(s) and seal this 29 day of September, 2006

Coralie May Miller (Seal) \_\_\_\_\_ (Seal)  
Coralie May Miller

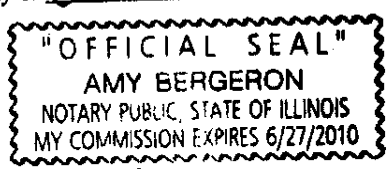
STATE OF ILLINOIS  
) ss.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Coralie May Miller, a widow

personally known to me to be the same person(s) whose name(s) 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 30<sup>th</sup> day of October, 2006

Amy Bergeron  
Notary Public



Illinois Transfer Stamp - Exempt under provisions of paragraph E section 4, Real Estate Transfer Act

Barry E. Morgen  
Buyer, Seller, or Representative

Prepared by: Barry E. Morgen, 7101 N. Cicero, Lincolnwood, IL 60712

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SC 3-13-17  
UNIT F

"RIDER"

PARCEL I:  
THAT PART OF LOT 7 (EXCEPT THE EAST 21 FEET THEREOF) AND ALL OF LOT 8  
TAKEN AS A TRACT IN FRANK R. WALKER'S PRATT BOULEVARD ADDITION TO  
ROGERS PARK, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1919  
AS DOCUMENT NUMBER 6662606, BEING A SUBDIVISION OF PART OF LOT 1 IN  
SUBDIVISION OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 31,  
TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND  
OF LOT 10 IN BLOCK 3 IN WILLIAM L. WALLER'S ADDITION TO ROGERS PARK  
DESCRIBED AS BEING THE SOUTH 13.67 FEET OF THE NORTH 88.73 FEET OF  
SAID TRACT.

ALSO

PARCEL II:  
THAT PART OF LOT 7 (EXCEPT THE EAST 21 FEET THEREOF) AND ALL OF LOT 8  
TAKEN AS A TRACT IN FRANK R. WALKER'S PRATT BOULEVARD ADDITION TO  
ROGERS PARK ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 3, 1919 AS  
DOCUMENT NUMBER 6662606, BEING A SUBDIVISION OF PART OF LOT 1 IN  
SUBDIVISION OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 31,  
TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND  
LOT 10 IN BLOCK 3 IN WILLIAM L. WALLER'S ADDITION TO ROGERS PARK  
(EXCEPT THE WEST 33.75 FEET THEREOF AND EXCEPT THE NORTH 88.73 FEET  
THEREOF) ALL IN COOK COUNTY, ILLINOIS.

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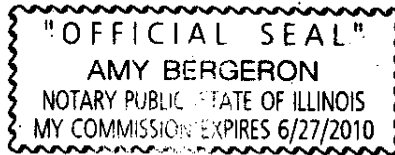
## STATEMENT BY GRANTOR AND GRANTEE

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 10-3, 06 Signature: *Fanny E. Meyer*  
Grantor or Agent

Subscribed and sworn to before me by the  
said AGENT this  
3 day of Oct, 06.

*Amy Bergeron*  
Notary Public

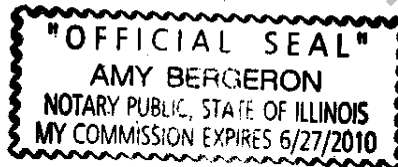


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 10.3, 06 Signature: *Fanny E. Meyer*  
Grantee or Agent

Subscribed and sworn to before me by the  
said AGENT this  
3 day of Oct, 06.

*Amy Bergeron*  
Notary Public



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 the 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.)