

UNOFFICIAL COPY

WARRANTY DEED IN TRUST LIVING TRUST

THIS INDENTURE WITNESSTH, That the grantors, **Peter Damien Ward** and **Janet Helen Ward**, husband and wife, of 1341 Hillview Rd., Homewood, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, **CONVEYS** and **WARRANTS UNTO Peter Damien Ward** and **Janet Helen Ward**, of 1341 Hillview Rd., Homewood, Illinois, 60430 as Co-Trustees under the **PETER and JANET WARD TRUST, A LIVING TRUST** dated February 8, 2006, the following described Real Estate in the County of Cook and State of Illinois, to wit:



Doc#: 0633418060 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/30/2006 11:04 AM Pg: 1 of 4

LEGAL DESCRIPTION: LOT 31. IN SECOND EDITION TO HILLVIEW SUBDIVISION, PART OF THE NORTH ½ OF THE NORTHWEST ¼ OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 32-05-115-025-0000-009
PROPERTY ADDRESS: 1341 Hillview Rd., Homewood, Illinois,

SUBJECT TO: conditions, covenants, obligations, easements/restrictions, rights of way, and permitted exceptions of record; hereby releasing and waiving all rights under the Homestead Laws of the State of Illinois,

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 re-subdivide 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

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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, 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 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 8th day of February, 2006.

Peter Damien Ward (SEAL)
Peter Damien Ward

Janet Helen Ward (SEAL)
Janet Helen Ward

EXEMPT UNDER PROVISIONS OF PARAGRAPH e SECTION 31 - 45, REAL ESTATE TRANSFER TAX LAW.

DATE: 2/8/06

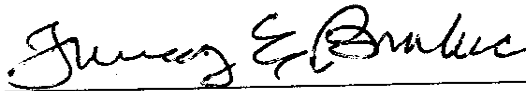
Peter Damien Ward
Signature of Buyer, Seller or Representative

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STATE OF ILLINOIS }
COUNTY OF COOK } ss:

The undersigned, a Notary Public in and for said County and State, does hereby certify that **Peter Damien Ward** and **Janet Helen Ward**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that this instrument was signed, sealed and delivered as a voluntary and free act for the uses set forth herein, including the release and waiver of any right of homestead.

Given under my hand and official seal this 8th day of February, 2006.



Notary Public

Prepared By:

Thomas E. Brabec
Law Offices of Thomas E. Brabec
The Cary Building
18154 Harwood Ave., Suite 203
Homewood, IL 60430



Mail To:

Thomas E. Brabec
Law Offices of Thomas E. Brabec
The Cary Building
18154 Harwood Ave., Suite 203
Homewood, IL 60430

Name and Address of Taxpayer:

Peter Damien Ward and Janet Helen Ward
Peter and Janet Ward Trust, A Living Trust
1341 Hillview Rd.
Homewood, Illinois, 60430

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.

Date: October 10, 2006 Signature: *Gail A. Huizinga*
Gail A. Huizinga, Co-Trustee, Trust Number 3836

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GAIL A. HUIZINGA
THIS 10th DAY OF OCTOBER, 2006

Thomas E. Brabec
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 title to real estate under the laws of the State of Illinois.

Date: October 10, 2006 Signature: *Georgiana E. Soumar*
Georgiana E. Soumar, Trustee,
GEORGIANA E. SOUMAR LIVING TRUST

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID GEORGIANA E. SOUMAR
THIS 10th DAY OF OCTOBER, 2006

Thomas E. Brabec
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 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 Act.]