



First American Title Insurance Company

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Doc#: 0634802176 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/14/2006 01:13 PM Pg: 1 of 2

WARRANTY DEED IN TRUST

THE GRANTORS Jeffrey S. Cox and Jill E. Cox, f/k/a Jill E. Czajka, husband and wife, of the Village of Brookfield, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Phyllis D. Lyons, Trustee of the Phyllis D. Lyons Trust dated 11/8/05, of 4203 Madison Avenue, Brookfield, IL 60513 of the County of Cook, State of IL all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

LOT 10 AND THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT 10 IN BLOCK 6 IN OLIVER SALINGER AND COMPANY'S BUNGALOW PARK, A SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general real estate taxes not due and payable at the time of the closing.

Permanent Real Estate Index Number: 18-03-314-010-0000
Address of Real Estate: 4437 Arthur Avenue, Brookfield, IL 60513

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, street, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.

2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.

3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such

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interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantors hereby waive and release any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 16th day of November, 20 06.

Jeffrey S. Cox
Jeffrey S. Cox
Jill E. Cox f/k/a Jill E. Czajka
Jill E. Cox f/k/a Jill E. Czajka

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX
STATE TAX	DEC.-8.06	00280.00
DEPARTMENT OF REVENUE		FP 103027

STATE OF ILLINOIS, COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Jeffrey S. Cox and Jill E. Cox, f/k/a Jill E. Czajka, husband and wife, 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 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 official seal, this 16th day of November, 20 06.

Commission expires June 7, 20 07.



Frank Salerno (Notary Public)

Prepared by:
Salerno Law Group, P.C.
5600 N. River Road, Suite 764
Rosemont, IL 60018

COOK COUNTY REAL ESTATE TRANSACTION TAX		REAL ESTATE TRANSFER TAX
COUNTY TAX	DEC.-8.06	00140.00
REVENUE STAMP		FP 103028

Mail To:
Phyllis D. Lyons Trust
4437 Arthur Avenue
Brookfield, IL 60513

JOSEPH M. DVORAK JR
19 RIVERSIDE ROAD SUITE 5
RIVERSIDE, IL 60546

Name and Address of Taxpayer:
Phyllis D. Lyons
4437 Arthur Avenue
Brookfield, IL 60513