

**WARRANTY DEED IN TRUST**



Doc#: 0710946034 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/19/2007 02:04 PM Pg: 1 of 4

595 936

THIS INDENTURE WITNESSETH, that the Grantor(s), Douglas P. Esneault and Lisa A. Rockrohr, now known as Lisa E. Esneault, husband and wife, of the City of Flossmoor, County of Cook and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, receipt of which is hereby acknowledged, Convey and

Warrant unto CHICAGO TITLE LAND TRUST COMPANY, as Trustee under the provisions of a trust number F514179 dated the 4th day of January, 2007, the following described real estate in the County of Cook and State of Illinois, to wit:

4

See Attached Legal

P.I.N.: 31-12-401-004-0000

PROPERTY ADDRESS: 2640 First Private Road, Flossmoor, IL 60422

TITLE

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such 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 reversion, by leases to commence in present or in future, 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 mend, change or modify leases and the terms and provision 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 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

# UNOFFICIAL COPY


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.

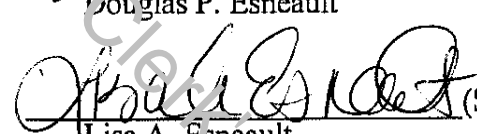
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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.

If the title to any of the above land is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition" or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantors hereby expressly waive 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 grantors aforesaid have hereunto set their hand and seal this 3<sup>rd</sup> day of February, 2007.

  
\_\_\_\_\_  
Douglas P. Esneault (SEAL)

  
\_\_\_\_\_  
Lisa A. Esneault (SEAL)

STATE TAX

STATE OF ILLINOIS

APR. 19.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000003457

REAL ESTATE TRANSFER TAX
0034150
FP 103036

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

APR. 19.07

REVENUE STAMP

# 000003355

REAL ESTATE TRANSFER TAX
0017075
FP 103047

# UNOFFICIAL COPY

## EXHIBIT A

LOT 52 IN FIRST ADDITION TO BRAEBURN, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF ILLINOIS CENTRAL RAILROAD COMPANY'S RIGHT OF WAY AS LOCATED IN SAID SECTION 12 AND NORTH OF A LINE 1371.55 FEET NORTH OF AND PARALLEL TO SOUTH LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 12, TOGETHER WITH LOT 13 AND THAT PART OF LOT 27 OF BRAEBURN, A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, LYING NORTH OF A LINE 1365 FEET NORTH OF AND PARALLEL TO SOUTH LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 12 AND WEST OF WESTERLY LINE OF LOT 14 OF SAID BRAEBURN PRODUCED SOUTHERLY TO SAID LINE 1365.0 FEET NORTH OF AND PARALLEL TO SOUTH LINE OF SAID SOUTHEAST 1/4 OF SAID SECTION 12 AND NORTH 450 FEET OF SOUTH 1365 FEET OF SAID LOT 27 LYING WEST OF A LINE 1001 FEET WEST OF AND PARALLEL TO EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 12, ALL IN FLOSSMOOR, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office

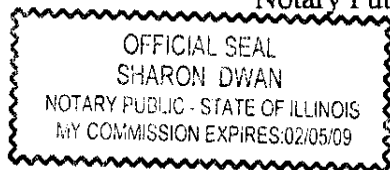
# UNOFFICIAL COPY

STATE OF ILLINOIS }  
Cook COUNTY } ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Douglas P. Esneault married to Lisa A. Rockrohr, now known as Lisa A. Esneault, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this 3<sup>rd</sup> day of February, 2007.


  
Notary Public

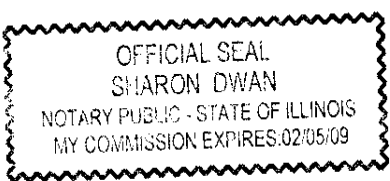


STATE OF ILLINOIS }  
Cook COUNTY } ss.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Lisa A. Rockrohr, now known as Lisa A. Esneault, married to Douglas P. Esneault, personally known to me 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 her free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal, this 3<sup>rd</sup> day of February, 2007.

  
Notary Public



Future Taxes to Grantee's Address  
OR to

Altair Global Relocation  
16000 Dallas Parkway  
Dallas, TX 75248

Return this document to:

Altair Global Relocation  
16000 Dallas Parkway  
Dallas, TX 60422

This Instrument was Prepared by: MCJOYNT and KRISTUFEK, P.C.  
Whose Address is: 1131 Warren Avenue, Downers Grove, IL 60515