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WARRANTY DEED IN TRUST



Doc#: 0720044055 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/19/2007 03:33 PM Pg: 1 of 4

KNOW ALL MEN BY THESE PRESENTS that the Grantor, Helen Marie Kane, widow of Edward T. Kane and not since remarried, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and warrants to Helen Marie Kane or her successor in trust, as Trustee of the Helen Marie Kane

Trust dated July 19, 2007, as may be amended, the real estate legally described on EXHIBIT A which is attached hereto

hereby releasing and waiving all rights under and virtue of the Homestead Exemption Laws of Illinois.

The commonly known address of the property is 8800 N. Ozanam, Niles IL 60714-1718

Permanent Real Estate Index Number: 09-13 327 022-0000

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate or any part thereof; to dedicate parks, streets, highways or alleys; 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 real estate 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 the trustee; to donate, or dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said real estate or any part thereof from time to time, in possession or reversion, by leases to commence at the present or in the future, and upon any terms and for any period or periods of time, 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 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 person property; to grant easements or charges of any kind; to release, convey or assign any right or title or interest in or about or easement appurtenant to said real estate or any part thereof; and to deal with said property and every part thereof in all other ways and for such other consideration 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 the trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the 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 the 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 the 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

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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 their predecessors in trust.

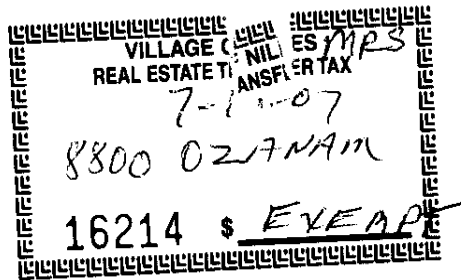
The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary 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 real estate 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 "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

IN WITNESS WHEREOF, the GRANTOR aforesaid executed this Deed in Trust on this July 19, 2007.

Helen Marie Kane
Helen Marie Kane

SEND SUBSEQUENT TAX BILLS TO
Helen Marie Kane
8800 N. Ozanam
Niles IL 60714-1718



AFTER RECORDING RETURN TO:
Jane Kaminski Simers, Attorney at Law
2729 N Francisco
Chicago IL 60647

STATE OF ILLINOIS }
COUNTY OF COOK } SS.

I, the undersigned a Notary Public in and for said County, in the State aforesaid, do hereby certify that Helen Marie Kane, widow of Edward T. Kane and not since re-married, 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 therein set forth.

Given under my hand and official seal this July 19, 2007.

Jane Kaminski Simers
Notary Public



THIS INSTRUMENT WAS PREPARED BY: Jane Kaminski Simers, Attorney at law, 2729 N. Francisco, Chicago IL 60647

Exempt under Real Estate Transfer Tax Act Sec. 4 par. E and Cook County Ord. 93-0-27 par. E

Date 7-19-07 Sign. Jane Kaminski Simers

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EXHIBIT A

LEGAL DESCRIPTION:

LOT FORTY-SIX (46) IN NILES TERRACE-SIXTH ADDITION, BEING A SUBDIVISION OF PART OF THE WEST 40.38 ACRES OF THE SOUTH HALF (1/2) OF THE SOUTH WEST QUARTER (1/4) OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES, OF COOK COUNTY, ILLINOIS, ON JANUARY 27, 1961, AS DOCUMENT 1962201.

PERMANENT REAL ESTATE INDEX NUMBER (P.I.N) 09-13-327-022-0000

COMMONLY KNOWN AS: 8800 N OZANAM, NILES IL 60714-17106

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 of Assignment of Beneficial Interest in 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 July 19, 2007

Signature: Robert G. Simers
Grantor or Agent

Subscribed and sworn to before me
By the said Robert G. Simers
This 19 day of JULY, 2007.
Notary Public Jane Kaminski Simers



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 July 19, 2007

Signature: Robert G. Simers
Grantee or Agent

Subscribed and sworn to before me
By the said Robert G. Simers
This 19 day of July, 2007.
Notary Public Jane Kaminski Simers



Note: Any person who knowingly submits a false statement concerning the identity of Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for 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.)