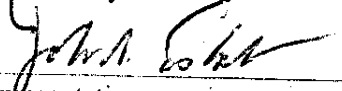


# UNOFFICIAL COPY



Exempt under provisions of Paragraph e,  
Section 4 Real Estate Transfer Tax and  
Cook County Ordinance

Doc#: 0720118006 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/20/2007 09:46 AM Pg: 1 of 3

  
Representative

## WARRANTY DEED IN TRUST

The Grantor, SHERRI AUSTIN, an unmarried woman, of Chicago, Cook County, Illinois, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration in hand paid, the receipt of which is acknowledged, hereby **CONVEYS AND WARRANTS** the real estate situated in the County of Cook and State of Illinois, **commonly known as 10837 South Wood Street, Chicago, Illinois 60643** and legally described as follows:

The South 50 feet of the North 160 feet of Lot 12 (except the East 8 feet) in Block 32 in Washington Heights, Section 18, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 25-18-404-020-0000

to SHERRI A. AUSTIN, **not individually but as Trustee** under the provisions of a Declaration of Trust dated March 1, 2007, ("**Trustee**"), made by SHERRI A. AUSTIN, as Settlor and Trustee;

subject to:

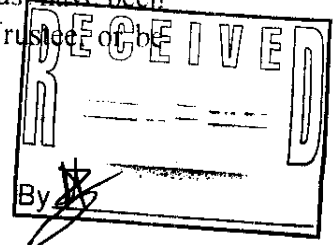
- (1) Taxes for 2006 payable in 2007 and subsequent years; and
- (2) All easements, restrictions, covenants, and conditions contained in all prior deeds and instruments of record.

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in said Declaration of Trust set forth.

In addition to the powers to sell, lease, encumber or otherwise to manage and dispose of real estate which are conferred by the statutes of Illinois on the trustee holding Illinois real estate, said Declaration of Trust dated March 1, 2007 provides that the Trustee thereunder shall have full power and authority without order of court to:

"...sell, exchange, mortgage or pledge any or all of the trust property, ... as the trustee deems proper..."

In no case shall any person dealing with the Trustee, or dealing with any grantee, mortgagee or lessee of the Trustee, with reference to said real estate be obligated to see to the application of the purchase, mortgage or rent money, or to see that the terms of said Declaration of Trust have been complied with, or to inquire into the necessity or expedience of any act of the Trustee of be

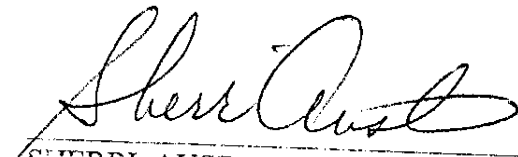


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privileged or obliged to inquire into any of the terms of said Declaration of Trust and the execution of any deeds, mortgages, trust deeds, leases or other instruments by the Trustee shall be conclusive evidence in favor of the grantee, mortgagee, lessee or other party thereto that the trustee was duly authorized and empowered to execute every such instrument.

The said Grantor hereby expressly waives and releases any and all right and 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.

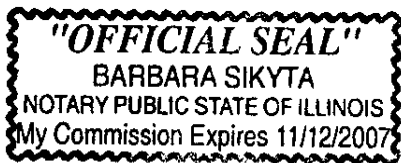
IN WITNESS WHEREOF, the Grantor has signed and delivered this Deed on the 18 day of June, 2007.

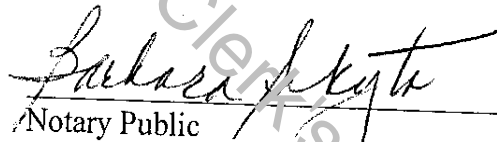
  
SHERRI AUSTIN

STATE OF ILLINOIS )  
                                          ) SS.  
COUNTY OF COOK )

Before me, the undersigned, a Notary Public, in and for said County and State, on this 18<sup>th</sup> day of June, 2007, personally appeared SHERRI AUSTIN, an unmarried woman, personally known to me to be the same person who executed the foregoing instrument and acknowledged to me that she signed the instrument as her free and voluntary act and deed for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and seal the day and year above written.



  
Notary Public

This instrument was prepared by:

John S. Eskilson, Attorney  
Tenney & Bentley, LLC  
111 W. Washington Street  
Chicago, Illinois 60602  
(312) 407-7800

Grantee's Address:

Sherrri A. Austin, Trustee  
10837 South Wood Street  
Chicago, IL 60643

JSE:sar/5298

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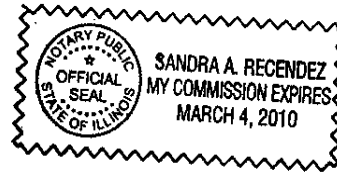
## STATEMENT BY GRANTOR AND GRANTEE

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 7/18/07, Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor or Agent this 18 day of July, 2007.

Notary Public [Signature]

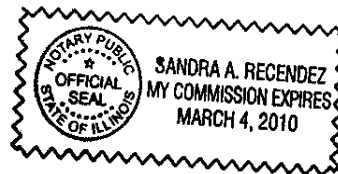


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 7/18/07, Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee or Agent this 18 day of July, 2007.

Notary Public [Signature]



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 subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)