

UNOFFICIAL COPY

WARRANTY DEED IN TRUST



Doc#: 0728826071 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/15/2007 11:46 AM Pg: 1 of 4

THIS INDENTURE WITNESSTH, that the grantor MARY M. BADGLEY, divorced and not since remarried, of the City of Winnetka, in the County of Cook and State of Illinois, for and in consideration of TEN DOLLARS (\$10.00) in hand paid, conveys and warrants unto VIRGINIA W. PACKER, as Trustee under Trust Agreement dated October 27, 1997 known as VIRGINIA W. PACKER TRUST, and any amendment thereto, the following described real estate in the County of Cook, and State of Illinois, to wit:

THAT PART OF THE SOUTHEASTERLY 50 FEET OF LOT 33, AS MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF SAID LOT 33, IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE CHICAGO AND NORTHWESTERN RAILROAD, AND LYING SOUTHWESTERLY OF A LINE DRAWN FROM A POINT IN THE NORTHWESTERLY LINE OF SAID SOUTHEASTERLY 50 FEET, 119.51 FEET SOUTHWESTERLY FROM THE NORTHEASTERLY CORNER THEREOF TO A POINT IN THE SOUTHEASTERLY LINE OF SAID LOT 33, 119.34 FEET SOUTHWESTERLY FROM THE SOUTHEASTERLY CORNER OF SAID LOT 33, TOGETHER WITH ALL THAT PART OF LOT 1 IN HEINIG'S SUBDIVISION OF LOT 34 IN SAID COUNTY CLERK'S DIVISION, LYING SOUTHEASTERLY OF THE NORTHWESTERLY LINE OF THE SOUTHEASTERLY 50 FEET OF SAID LOT 33, EXTENDED SOUTHWESTERLY TO THE WESTERLY LINE OF SAID LOT 1 IN HEINIG'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

Commonly known as: 951 Westmoor Road, Unit 4, Winnetka, Illinois 60093

PIN: 05-17-405-031-0000 and 05-17-405-035-0000

FIRST AMERICAN TITLE

1718936


Subject to 2006 taxes and subsequent years; and all conditions, restrictions and covenants of record.

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 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 praesenti or futuro, and upon any terms and for any period or periods of time, not exceeding in the case of


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Property of Cook County Clerk's Office

STATE OF ILLINOIS
 STATE TAX

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 OCT. 11.07

\$251,200.00 #

REAL ESTATE TRANSFER TAX
00450.00
FP 103027

COOK COUNTY
 COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 OCT. 11.07

0000004812127 #

REAL ESTATE TRANSFER TAX
00225.00
FP 103028

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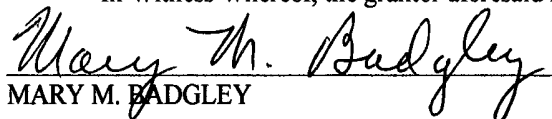
any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change, or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options 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 with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no other 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 hereby expressly waives and releases 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 hereunto sets his hand this 2nd day of October 2007.


MARY M. BADGLEY

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State of Illinois)

SS

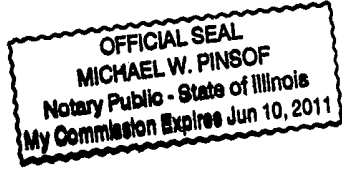
County of)

I, the undersigned, a Notary Public in and for said County and the State aforesaid, DO HEREBY CERTIFY THAT MARY M. BADGLEY, 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 set forth including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 2nd day of October 2007.



NOTARY PUBLIC



My commission expires on:

NAME AND ADDRESS OF PREPARER:

Michael W. Pinsof, P.C.
960 Rand Road, Suite #210
Des Plaines, IL 60016

MAIL TO:

Karen M. Patterson
~~800 Waukegan Road, Suite 202~~ P.O. Box 657
Glenview, Illinois 60025

NAME AND ADDRESS OF TAXPAYER:

Virginia W. Packer
951 Westmoor Road, Unit 4
Winnetka, Illinois 60093

Property of Cook County Clerk's Office