

# UNOFFICIAL COPY



0734018113

**SUBURBAN BANK & TRUST COMPANY  
WARRANTY DEED IN TRUST**

**Doc#: 0734018113 Fee: \$34.00**  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 12/06/2007 04:00 PM Pg: 1 of 6

**Doc#: 0609847025**  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 04/08/2005 09:40 AM Pg: 1 of 4

Property of Cook County Clerk's Office

THIS INDENTURE WITNESSETH, that the Grantor(s) **FREDERICK RAGSDALE a/k/a FREDERICK RAGSDALE, JR.**

of the County of Cook and State of Illinois for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations in hand paid, Convey(s) and Warrant(s) unto the **Suburban Bank and Trust Company**, an Illinois Corporation, as Trustee under the provisions of a Trust Agreement dated the 14th day of September, 2004, known as Trust Number 74-3549 the following described real estate in the County of Cook and State of Illinois, to-wit:

(see legal descriptions attached)

EXEMPT UNDER THE PROVISIONS OF 35 ILCS SECTION 200/31-45, PARAGRAPH (e) REAL ESTATE TRANSFER TAX ACT

ATTORNEY

4/5/05

DATE

Street Address of Property: (see attached)  
Permanent Tax Number: (see attached)

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 in futuro, 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 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 and 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

Re-record to correct legal description see

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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 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 dispositions 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(s) hereby expressly waive(s) and release(s) 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(s) aforesaid have s hereunto set his hand and seal            this 20<sup>th</sup> day of October, 2004.

Frederick Ragsdale AKA Frederick Ragsdale, Jr.  
Frederick Ragsdale a/k/a Frederick Ragsdale, Jr.

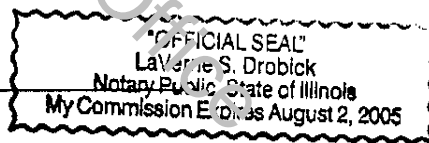
STATE OF ILLINOIS        }  
  }SS  
COUNTY OF COOK        }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Frederick Ragsdale a/k/a Frederick Ragsdale, Jr., an unmarried person,

personally known to me to be the same person(s) whose name(s)is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that signed, sealed and delivered the said instrument as their/his/her 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 seal this 20<sup>th</sup> day of October, 2004.

LaVerne S. Drobick  
Notary Public



**Mail this recorded instrument to:**

Suburban Bank & Trust Co.  
10312 S. Cicero Avenue  
Oak Lawn, Illinois 60453

**Mail future tax bills to:**

owner of record  
4450 S. Vincennes  
Chicago, IL 60653

**This instrument prepared by:**

Thomas S. Eisner  
900 Maple Road  
Homewood, IL 60430

**UNOFFICIAL COPY****LEGAL DESCRIPTIONS OF PROPERTIES**

- 1.) 651 W. 87th Street, Chicago, Illinois  
permanent real estate index number: 25-04-102-002-0000

Lot 9 (except the West 25 Feet) in Block 6 in Sisson and Newman's Subdivision of the Northwest 1/4 of Section 4, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

- 2.) 9903 S. Lafayette Avenue, Chicago, Illinois  
permanent real estate index number: 25-09-407-002-0000

Lot 47 in Block 1 in Burnham's Resubdivision of Block 1, 2, 13 and 14 of Fernwood, a Resubdivision of the Southeast 1/4 of Section 9, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

- 3.) 1227 W. 95th Street, Chicago, Illinois  
permanent real estate index number: 25-08-109-012-0000

Lot 13 in Block 6 in Subdivision of the West 1/2 Block 2 and All of Blocks 3, 6, 7 and 10 in Hilliard and Dobbins Resubdivision of that Part of Blocks 1 and 2 of Hilliard and Dobbins First Addition to Washington Heights Lying North of the Right of Way of Washington Branch Railroad, being that Part of the East 1/2 of the Northeast 1/4 of Section 8, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois

- 4.) 7519 Champlain Avenue, Chicago, Illinois  
permanent real estate index number: 20-27-405-010-0000

~~\* THE RECORDS TO CORRECT LEGAL DESCRIPTION  
Lot 8 in Wakewood Seventeen (17) Addition in the Southeast Quarter (1/4) of Section 27, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois  
SEE ATTACHED LEGAL~~

- 5.) 9223 S. Manistee Avenue, Chicago, Illinois  
permanent real estate index number: 26-06-407-026-0000

Lot 27 (except the South 30 Feet Measured on the West Line thereof) in Block 82 in the Calumet and Chicago Canal and Dock Company's Subdivision of Parts of Sections 5 and 6, Township 37 North, Range 15, East of the Third Principal Meridian, in cook County, Illinois

- 6.) 9347 S. Ada Street, Chicago, Illinois  
permanent real estate index number: 25-05-321-012-0000

Lot 15 in Howard's Subdivision of Block 28 in Isaac Crosby's Subdivision of that Part of the South 1/2 of Section 5, Township 37 North, Range 14, East of the Third Principal Meridian, Lying Westerly of Right of Way of Chicago Rock Island and Pacific Railroad in Cook County, Illinois

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## EXHIBIT "A"

**LOT 8 IN "WAKEFORD 17th ADDITION" IN THE SOUTHEAST 1/4 OF SECTION 27,  
TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN Cook COUNTY, ILLINOIS.**

**FOR INFORMATIONAL PURPOSES ONLY**

**Permanent Index No: 20-27-405-010-0000 VOL. 267**

**Commonly Known As: 7519 South Champlain Avenue, Chicago, IL 60619**

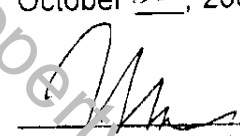
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## STATEMENT BY GRANTOR AND GRANTEE

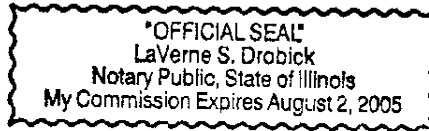
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: October 20, 2004.

signature:   
grantor or agent

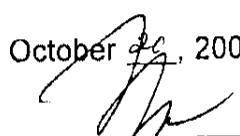
subscribed and sworn to before me  
this 20<sup>th</sup> day of October, 2004.

  
notary public

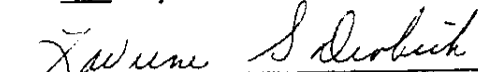


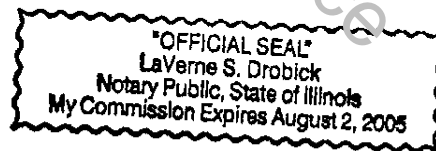
The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: October 20, 2004.

signature:   
grantee or agent

subscribed and sworn to before me  
this 20<sup>th</sup> day of October, 2004.

  
notary public



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 Act)

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COOK COUNTY CLERK'S OFFICE  
IS A TRUE AND CORRECT COPY

OFFICIAL NUMBER: 0509847025

NOV-08 07

