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WARRANTY DEED IN TRUST



Doc#: 0802322131 Fee: \$30.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/23/2008 04:41 PM Pg: 1 of 4

THIS WARRANTY DEED, made this 18th day of October, 2006 by and between, PATRICIA ANN HOWLAND, married to Clark F. Howland, of County of Cook, State of Illinois, ("Grantor"), and Patricia A. Howland not individually, but as Trustee of the PATRICIA A. HOWLAND DECLARATION OF TRUST DATED MAY 18, 2006, ("Grantee") and unto all and every successor or successors in trust under said Declaration:

WITNESSETH, that in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby CONVEYS and WARRANTS unto Grantee, in fee simple all that piece or parcel of land, together with the improvements, rights, privileges and appurtenance to the same belonging, situated in the County of Cook, in the State of Illinois, described as follows, to wit:

Grantee's address:

1533 N. Cleveland Unit 2 South,
Chicago, IL 60610

PARCEL 1: UNIT 2S TOGETHER WITH TS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 1533-37 NORTH CLEVELAND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0427927202, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-4, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes not due and payable as of the date hereof, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Permanent Real Estate Index Number: 17-04-110-014 (Lot 35) and 17-04-110-015 (Lot 36) volume 497.

Address of Property: 1533-37 North Cleveland, Unit 2S, Chicago, IL 60610

THIS IS NOT HOMESTEAD PROPERTY

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 set forth.

Said Trustee shall have full power and authority:

- (a) To manage, improve, subdivide and protect said premises or any part thereof.
- (b) To dedicate any part thereof to any public use and also to vacate in whole or in part any subdivision or dedication thereof.

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c) To mortgage or otherwise encumber, exchange, donate, sell or convey said premises or any part thereof with or without consideration, for such terms and upon such conditions as said Trustee deems best.

(d) To lease said premises or any part thereof by leases commencing at the time of making the same as well as at a future time for any term of years, not exceeding 999 years, and subject to any terms and conditions that said Trustee deems best; also to cancel, renew, extend or modify existing leases.

(e) To grant easements of every description, also to execute contracts and grant options to lease or purchase said premises or any part thereof.

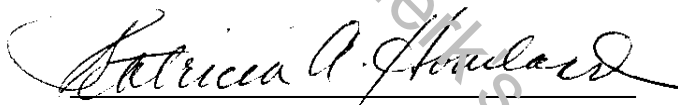
(f) Generally to take any action with reference to said property that said Trustee deems best, the intent being that said Trustee shall have every power and discretion over and in connection with said property that he would have if he was the absolute owner thereof, and the enumeration of specific powers herein shall not in any way control, limit or cut down the general powers herein granted.

In no case shall any person dealing with said Trustee, or dealing with any grantee, mortgagee or lessee of the Trustee, with reference to said premises be obligated to see to the application of the purchase, mortgage or rent money, or to see that the terms of this Trust have been complied with, or to inquire into the necessity or expediency of any act of said Trustee, or be 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 said Trustee shall be conclusive evidence in favor of the grantee, mortgagee, lessee or other party thereto that said Trustee was duly authorized and empowered to execute every such instrument.

The interest of each and every beneficiary hereunder and of any and all persons claiming under them is hereby declared to be personal property and to be in the earnings, avails and proceeds arising from the disposition of the premises, the intention being to vest in said Trustee the entire legal and equitable title in fee interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds there as aforesaid.

The said Grantors hereby expressly waive and release 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 Grantors have hereunto set their hand and seal this 18 day of Oct., 2006.


Patricia A. Howland

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)

I, Dorothy C. Kern, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY Patricia A. Howland, 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 therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and official seal, this 18th day of October, 2006



Commission expires _____, 20


Notary Public

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Exempt under provisions of Paragraph (e)
Section 31-45, Property Tax Code

10/18/2006 *Patricia A. Howland*
Date Buyer, Seller or Representative

This instrument was prepared by:

Susan Reedy Williams
1900 S. Highland Ave., Suite 100
Lombard, Illinois, 60148

Return to:

Susan Reedy Williams
1900 S. Highland Ave., Suite 100
Lombard, Illinois, 60148

Send tax bill to:

Patricia A. Howland
1533 N. Cleveland, Unit 2S
Chicago, IL 60610

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR

The Agent of the Grantor affirms that, to the best of his knowledge, the name of the Grantor 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: 1/4/08 Signature: [Signature]
Agent

Subscribed and sworn to before me by the Agent of the Grantor this 4th day of January, 2008

Notary Public: [Signature] 

STATEMENT BY GRANTEE

The Agent of the Grantee 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: 1/4/08 Signature: [Signature]
Agent

Subscribed and sworn to before me by the Agent of the Grantee this 4th day of January, 2008

Notary Public: [Signature] 