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WARRANTY DEED IN TRUST

Doc#: 0813448004 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/13/2008 09:40 AM Pg: 1 of 4

THIS INDENTURE WITNESSETH, THAT the Grantors, **MILTON V. JOHNSON** and **CHARLOTTE M. JOHNSON**, husband and wife, of the City of Elgin, in the County of Cook and State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, receipt of which is hereby

acknowledged, convey and Warrant unto **MILTON V. JOHNSON**, whose address is 21 Oakwood Boulevard, Elgin, IL 60120, as Trustee under the provisions of a trust agreement dated the 18th day of March, 2008, known as the Milton V. Johnson Trust (and in the event of the death, resignation, refusal of inability of the said grantee to act as such Trustee, Rebecca Holmer and Ted A. Meyers as successor Co-Trustees with like powers, duties and authorities as are vested in the said grantee as such Trustee), the following described real estate in the County of Cook and State of Illinois, to-wit:

Lots 13 and 14 in Block 6 in Oakwood Park, a Subdivision in the West half of Section 18, Township 41 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded June 18, 1889 in book 35 of plats, page 19, as Document 1116111 in Cook County, Illinois.

Address of Property: 21 Oakwood Boulevard, Elgin, IL 60120

Permanent Index Number:

EXEMPT UNDER PROVISIONS OF
PARAGRAPH e, SECTION 17-2
STATE TRANSFER ACT
3/21/08
DATE BUYER-SELLER OR REPRESENTATIVE

TO HAVE AND TO HOLD the said premises with the appurtenances thereunto upon the trusts and for the uses and purposes herein and in such 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

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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 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 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 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 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 lands is not 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 "upon condition" or "with limitations" or words of similar import, in accordance with the statute in such case made and provided.

And the said Grantors hereby expressly waive and release any and all right of 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.

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IN WITNESS WHEREOF, the Grantors aforesaid have hereunto set their hands and seals this 18th day of March, 2008.

*Charlotte M. Johnson by
Milton V. Johnson her
attorney in fact*

Milton V. Johnson

CHARLOTTE M. JOHNSON, by MILTON V. JOHNSON, her attorney-in-fact under Power of Attorney dated December 21, 1996

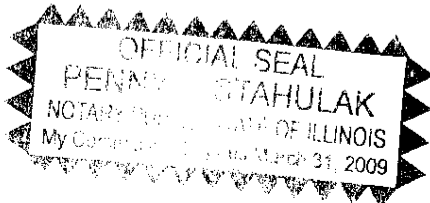
MILTON V. JOHNSON



STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public in, and for said County and State aforesaid, **DO HEREBY CERTIFY** that MILTON V. JOHNSON and CHARLOTTE M. JOHNSON, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18th day of March, 2008.



Penny S. Stahulak
Notary Public

RETURN THIS DOCUMENT TO:

Ted A. Meyers
FOOTE & MEYERS, LLC
28 N. First Street, Suite 2
Geneva, IL 60134

THIS INSTRUMENT PREPARED BY:

Ted A. Meyers
FOOTE & MEYERS, LLC
28 N. First Street, Suite 2
Geneva, IL 60134

SEND TAX BILLS TO:

Milton V. Johnson, Trustee
21 Oakwood Boulevard
Elgin, IL 60120

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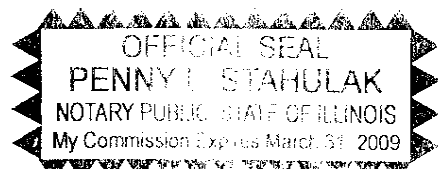
STATEMENT BY GRANTOR AND GRANTEE

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 March 18, 2008

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Ted A. Meyers
This 18th day of March, 2008
Notary Public [Signature]

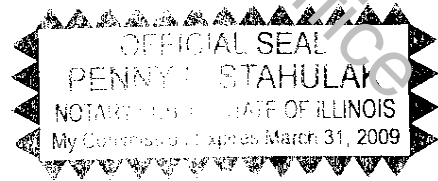


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 March 19, 2008

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Ted A. Meyers
This 18th day of March, 2008
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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)