

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED IN TRUST



MAIL TO:  
John W. Pleta  
John W. Pleta, P.C.  
9400 Bormet Drive #7  
Mokena, Illinois 60448

Doc#: 0822829029 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/15/2008 11:13 AM Pg: 1 of 4

NAME OF TAXPAYER:  
Gradman Trust  
1178 South Clarence  
Oak Park, IL 60304

**Above Space for Recorder's use only**

THE GRANTORS, DONALD L. GRADMAN and JUDY I. GRADMAN, Husband and Wife, of 1178 South Clarence, Oak Park, County of Cook, State of Illinois, for and in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid. CONVEYS AN UNDIVIDED ONE-HALF INTEREST TO DONALD LOUIS GRADMAN, TRUSTEE OF THE DONALD LOUIS GRADMAN TRUST u/a/d June 27, 2008 and AN UNDIVIDED ONE-HALF INTEREST TO JUDY I. GRADMAN, TRUSTEE OF THE JUDY I. GRADMAN TRUST u/a/d June 27, 2008, of 1178 South Clarence, Oak Park, County of Cook, State of Illinois, and to any successor trustees appointed under the trust agreement the following described real estate:

Lot 32 and South half of Lot 33 in Block 12 in Swigart's Subdivision of Lot 5 and West 33 feet of Lot 6 in Subdivision of Section 18, Township 39 North, Range 8, East of the Third Principal Meridian (except West half of South West Quarter thereof) in Cook County, Illinois.

Permanent Index Number: 16-18-425-013  
Commonly Known as: 1178 South Clarence, Oak Park, Illinois 60304

TO HAVE AND HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and authority is hereby granted to the trustee to improve, manage, protect and subdivide said real estate or any part thereof, to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to re-subdivide 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 real estate 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 the trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said real estate or any part thereof, from time to time, in possession or reversion, by lease to commence at the present or in the future, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise in 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

EXEMPTION EXPIRED  
Diana Ascol  
VILLAGE CLERK  
OF OAK PARK

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easements or charges of any kind, to release, convey or assign any right or title or interest in or about or easement appurtenant to said real estate 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, any time or times hereafter.

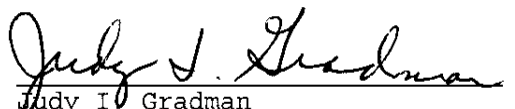
In no case shall any party dealing with the trustee in relation to said real estate, or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, 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 the 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 the 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 ad binding upon all beneficiaries thereunder, (c) that the trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instruments, and 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 their predecessors 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.

The Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED This 27 day of June, 2008.

 (SEAL)  
Donald Louis Gradman

 (SEAL)  
Judy I. Gradman

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STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

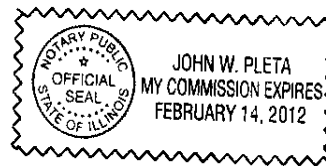
I, John W Pleta, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT DONALD LOUIS GRADMAN and JUDY I. GRADMAN, HUSBAND AND WIFE, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of right of homestead. Given under my hand and notarial seal this 21 day of June, 2008.

My commission expires 2-14, 2012

IMPRESS SEAL [Signature]  
Notary Public

NAME AND ADDRESS OF PREPARER:

John W. Pleta  
John W. Pleta, P.C.  
9400 Bormet Drive  
Suite 7  
Mokena, Illinois 60448  
(708) 478-5618



COUNTY-ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH e SECTION 4 REAL ESTATE TRANSFER ACT.

Date: 6/27/08 [Signature] Attorney

Property of Cook County Clerk's Office

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## GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent affirms that, to the best of his/her 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

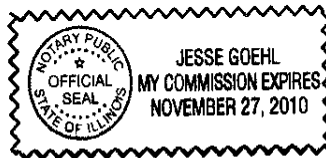
Dated: 7-1, 2008

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_

This 1 day of July, 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 and hold title to real estate under the laws of the State of Illinois

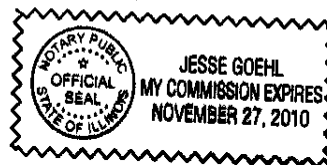
Dated: 7-1, 2008

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said \_\_\_\_\_

This 1 day of July, 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.