



Doc#: 0826222052 Fee: \$44.25  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/18/2008 11:18 AM Pg: 1 of 4



WARRANTY DEED IN TRUST

THIS INDENTURE WITNESSETH, that the Grantor, RUSSELL G. SCHWASS, a bachelor, of the County of Cook and State of Illinois, for and in consideration of 10.00 Dollars, and other good and valuable considerations in hand paid, conveys and warrants unto ATG TRUST COMPANY, 265 East Deerpath, Lake Forest, Illinois 60045, an Illinois Corporation, as trustee under the provisions of a trust agreement dated the 5th day of September 2008, known as Trust Number L008-147, the following described real estate in the County of Cook and State of Illinois, to wit:

See Legal Description attached hereto and expressly made a part hereof

COOK COUNTY- ILLINOIS TRANSFER STAMPS EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 5, REAL ESTATE TRANSFER ACT.

DATED: 9/5/09

Exempt deed or instrument eligible for recordation without payment of tax.

*[Signature]*

Buyer, Seller or Representative  
Permanent Tax Number: 09-16-104-006-0000

S. Brown 9/5/08  
City of Des Plaines

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 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 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, to pledge or otherwise to 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 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.

Street address of above described property: 1621 Hills Avenue, Des Plaines, Illinois 60016

*[Handwritten initials]*

# UNOFFICIAL COPY

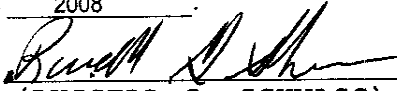
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed, or advanced 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, her, 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 now 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 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 has/have hereunto set his/her/their hand and seal this 5th day of September, 2008

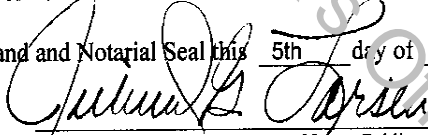
 (Seal) \_\_\_\_\_ (Seal)  
 (RUSSELL G. SCHWASS) (Seal) \_\_\_\_\_ (Seal)

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 RUSSELL G. SCHWASS, a bachelor, 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 he/she/they signed, sealed, and delivered the said instruments as his/her/their free and voluntary act, for the uses and purposed therein set forth, including the release and waiver of the right of homestead.



Given under my hand and Notarial Seal this 5th day of September, 2008

  
 Notary Public

Mail this recorded instrument to:

**LARSEN AND EDLUND**  
 444 N. NORTHWEST HWY., SUITE 155  
 PARK RIDGE, IL 60068

Mail future tax bills to:

Russell G. Schwass  
 1621 Hills Avenue  
 Des Plaines, Illinois 60016

This instrument prepared by:

Richard G. Larsen

**LARSEN AND EDLUND**  
 444 N. NORTHWEST HWY., SUITE 155  
 PARK RIDGE, IL 60068



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Page 3 of 4

**Appendix "A" – Legal Description**

LOT 4 IN BLOCK 3 IN RIVER RAND ROAD SUBDIVISION OF LOTS 1 TO 8 INCLUSIVE IN BLOCK 18 (OR BENNETT BLOCK) AND LOTS 1 TO 13 BOTH INCLUSIVE IN BLOCK 19 (IN RAD BLOCK) IN PARK ADDITION TO DES PLAINES, A SUBDIVISION OF LOTS 17 TO 20 IN HODGES SUBDIVISION OF PART OF SECTIONS 16 AND 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 1621 HILLS AVENUE, DES PLAINES, IL 60016

Property of Cook County Clerk's Office



UNOFFICIAL COPY

EUGENE "GENE" MOORE

RECORDER OF DEEDS / REGISTRAR OF TORRENS TITLES  
COOK COUNTY, ILLINOIS

GRANTOR/GRANTEE STATEMENT

The Grantor or his Agent 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 September 5, 2008

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Russell G. Schwass  
This 5<sup>th</sup> day of September, 2008  
Notary Public [Signature]

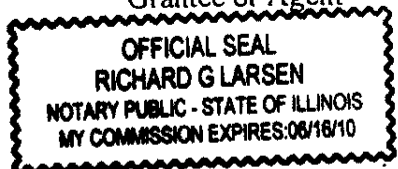


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 September 5, 2008

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Russell G. Schwass  
This 5<sup>th</sup> day of September, 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)