

UNOFFICIAL COPY



Doc#: 0907816067 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/19/2009 03:34 PM Pg: 1 of 3

WARRANTY DEED IN TRUST Joint Tenants

10624
192

THE GRANTOR(S) K.J. Walker, as Trustee, under Trust Agreement dated September 15, 2008 of the City of Chicago, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Elijah Miller, Sr. and Cynthia Wade-Miller, a married couple, not as Tenants in Common, ~~NOT IN~~ Joint Tenants, 1720 W. Albion Avenue, Unit C, Chicago, IL 60626 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

but TENANTS IN ENTIRETY
See Exhibit "A" attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Number(s): 29-27-112-002-0000
Address(es) of Real Estate: 319 E. 173rd Street, South Holland IL 60473

TO HAVE AND TO HOLD said real estate and appurtenances thereto upon the trusts set forth in said Trust Agreement and for the following uses:

1. The Trustee (or Trustees, as the case may be), is invested with the following powers: (a) to manage, improve, divide or subdivide the trust property, or any part thereof, (b) To sell on any terms, grant options to purchase, contract to sell, to convey with or without consideration, to convey to a successor or successors in trust, any or all of the title and estate of the trust, and to grant to such successor or successors in trust all the powers vested in the Trustee. (c) To mortgage, encumber or otherwise transfer the trust property, or any interest therein, as security for advances or loans. (d) To dedicate parks, streets, highways or alleys, and to vacate any portion of the premises. (e) To lease and enter into leases for the whole or part of the premises, from time to time, but any such leasehold or renewal shall not exceed a single term of 199 years, and to renew, extend or modify any existing lease.
2. Any party dealing with the Trustee with regard to the trust property, whether by contract, sale, mortgage, lease or otherwise, shall not be required to see to the application of the purchase money, loan proceeds, rental or other consideration given, nor shall be required to see that the terms of the trust have been complied with, or to enquire into the powers and authority of the Trustee, and the execution of every contract, option, deal, mortgage or other instrument dealing with the trust property, shall be conclusive evidence in favor of every person relying upon or claiming under such conveyance or other instrument; that at the time of the execution and delivery of any of the aforesaid instruments, the Trust Agreement above described was in full force and effect; that said instrument so executed was pursuant to and in accordance with the authority granted the Trustee, and is binding upon the beneficiary or beneficiaries under said Trust Agreement; and if said agreement is executed by a successor or successors in trust, that he or they were duly appointed and are fully invested with the title, estate, rights, powers and duties of the preceding Trustee.
3. The interest of each and every beneficiary under said Trust Agreement and hereunder, and of all persons claiming under any of the beneficiaries, shall be only in the earnings, avails and proceeds arising from the sale or other disposition of the trust property, and such interest is hereby declared to be personal property only, and the beneficiary or beneficiaries of the trust shall not have any title or interest therein, legal or equitable, except as stated.
4. In the event of the inability, refusal of the Trustee herein named, to act, or upon his removal from the County is then appointed as Successor Trustee herein with like powers and authority as is vested in the Trustee named herein.

UNOFFICIAL COPY

All of the covenants, conditions, powers, rights and duties vested hereby, in the respective parties, shall inure to and be binding upon their heirs, legal representatives and assigns.

If the title to any of the above real estate now is or hereafter shall be registered, the Registrar of Titles is directed not to register or note in the Certificate of Title, duplicate thereof, or memorial, the words "in trust" or "upon condition", or "with limitation", or words of similar import, in compliance with the statute of the State of Illinois in such case made and provided.

The Grantor(s) hereby waive(s) and release(s) any and all right and benefit under and by virtue of the Statutes of the State of Illinois providing for the exemption of homestead from sale or execution or otherwise.

Dated this 12th day of March, 20 09.

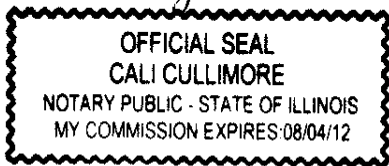
RJ Walker
R.J. Walker, as Trustee

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, R.J. Walker, as Trustee, personally known to me to be the same person(s) whose name(s) are 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 the right of homestead.

Given under my hand and official seal, this 12th day of March, 20 09.

Commission expires August 4 20 12.



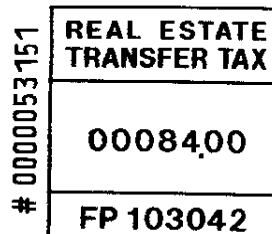
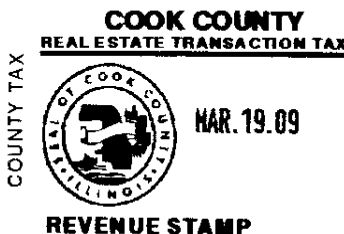
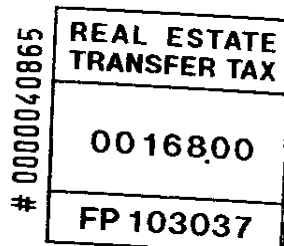
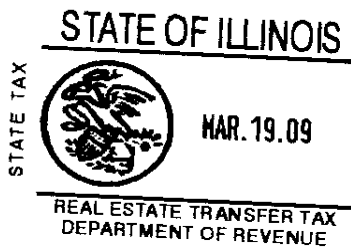
Cali Cullimore (Notary Public)

Prepared by:
Hopkins & Associates, P.C.
161 N. Clark Street
Suite 4700
Chicago, IL 60601

Mail to:
~~Hopkins & Associates, P.C.~~
~~161 N. Clark Street~~
~~Suite 4700~~
~~Chicago, IL 60601~~

Kendall Hill
20850 BARRINGTON CT.
Plainfield, Ill. 60544

Name and Address of Taxpayer:
Elijah Miller, Sr.
Cynthia Wade-Miller
319 E. 173rd Street
South Holland, IL 60473



UNOFFICIAL COPY

Exhibit "A" – Legal Description

LOT 2 IN THORN LANE SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT 7 IN K. DALENBERG'S SUBDIVISION IN SECTION 22 AND 27, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

