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WARRANTY DEED IN TRUST

Doc#: 0916322034 Fee: \$42.25
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/12/2009 10:36 AM Pg: 1 of 3

THIS INDENTURE WITNESSETH,
That the Grantor

**JOHN H. HAGENER and
MARIA N. HAGENER,
Husband and wife**

of the City of ROSEVILLE
~~Mount Prospect~~

in the County of PLACER
~~Cook~~

and State of ILLINOIS
~~CA~~

for and in consideration of the sum of Ten Dollars
and other good and valuable considerations, the
receipt of which is hereby acknowledged,
CONVEY and WARRANT to

Security Title SS-0902091

The Above Space For Recorder's Use Only

SAMUEL J. MOSER

whose address is: 506 W. Haven, Arlington Heights IL 60005

as Trustee under the provisions of a trust agreement dated the 7th day of February, 2007, known as SAMUEL J. MOSER TRUST the following described real estate in the County of Cook and State of Illinois, to-wit:

LOT 10 IN H. ROY BERRY CO'S COLONIAL MANOR, BEING A SUBDIVISION OF PART OF THE
NORTHEAST 1/4 OF SECTION 11 AND PART OF THE NORTHWEST 1/4 OF SECTION 12, ALL IN
TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

Commonly Known as: 117 SOUTH ELMHURST AVENUE, MOUNT PROSPECT, IL 60056

P.I.N. 08-12-112-019-0000

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 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 the present or at a future date, 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 hereof in all other ways and for such other considerations as it would be lawful for any person owning the same

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to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

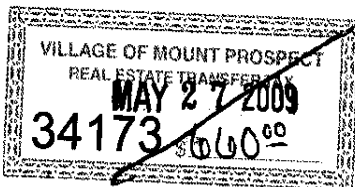
In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see the application of any purchase money, rent, or money borrowed or advanced on 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 in 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 waives and releases 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

Dated this 21st day of May, 2009



x John H. Hagener
JOHN H. HAGENER

x Maria N. Hagener
MARIA N. HAGENER

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STATE OF Illinois
Winnebago COUNTY

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT _____
JOHN H. HAGENER and MARIA N. HAGENER
personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, 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 Notarial Seal this 21st day of May, 2009.



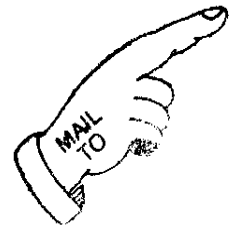
[Signature]
Notary Public

Future Taxes to Grantee's Address:
SAMUEL J. MOSER
117 SOUTH ELMHURST AVENUE
Mount Prospect, IL 60056

Return this document to:
~~SAMUEL J. MOSER~~ *S. Deaney*
~~117 SOUTH ELMHURST AVE~~ *11 S. Dunton*
~~Mount Prospect, IL 60056~~ *Mount Prospect, IL 60005*

This Instrument was Prepared by: *Eric C. Pratt, Attorney-at-Law*

Whose Address is: *Pratt Law Office*
185 Buckley Drive
Rockford, IL 61107



STATE TAX

STATE OF ILLINOIS

JUN.-8.09

REAL ESTATE TRANSFER TAX

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0022000

FP 103037

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

JUN.-8.09

REAL ESTATE TRANSFER TAX

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FP 103042

REVENUE STAMP