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WARRANTY DEED IN TRUST

Doc#: 1001447089 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/14/2010 02:34 PM Pg: 1 of 3

THE GRANTOR, MARGARET L. COLLINA, divorced and not since remarried, of 2301 W. 183rd Street, Unit 103-A, Homewood, Cook County, Illinois, for and in consideration of Ten Dollars (\$10.00), in hand paid, CONVEYS AND WARRANTS to

MARGARET L. COLLINA, Trustee of the MARGARET L. COLLINA TRUST created on January 6, 2010, and all and every successor trustee or trustees, of 2301 W. 183rd Street, Unit 103-A, Homewood, Cook County, Illinois, the following described Real Estate:

Lot 5 in Block 1 in Longwood Farms First Addition, being a Subdivision of that part of the Southwest Quarter of the Northeast Quarter of Section 18, Township 35 North, Range 14, East of the Third Principal Meridian, according to Plat thereof recorded July 1, 1954, as Document 15949878 in Cook County, Illinois

Permanent Real Estate Index Number: 32-18-212-013-0000
Address of Real Estate: 527 Longwood, Chicago Heights, IL 60411

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR.

To have and to hold the said premises with the appurtenances on the trust and for the uses and purposes set forth in said trust.

This deed is made to said Trustee, who shall have authority to make deeds, leases, leases of coal, oil, gas, and other minerals, easements, and other conveyances of said property without further showing of authority other than this deed. All grantees of the Trustee are lawfully entitled to rely on this power to convey without further inquiry into the power of the Trustee unless the grantee has actual knowledge that the conveyance is a violation of the trust.

In no case shall any party dealing with said trustee or successor trustee or trustees in relation to said premises be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity of 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, 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 on or claiming under any such conveyance, lease, or other instrument (a) that at the time of the delivery thereof the 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 said trust agreement or in some amendment thereof and binding on all beneficiaries thereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, lease, mortgage, or other instrument;

EXEMPTION APPROVED

Steph M. Taylor
CITY CLERK
CITY OF CHICAGO HEIGHTS

ST 01/14/10

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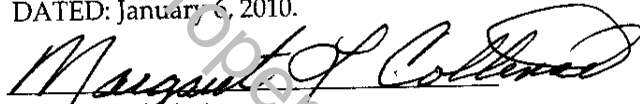
and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties, and obligations of its, his, or their predecessor in trust.

Dated this 6th day of January, 2010.


MARGARET L. COLLINA

EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45, PARAGRAPH (E) OF THE REAL ESTATE TRANSFER TAX ACT.

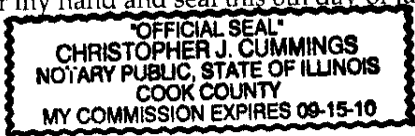
DATED: January 6, 2010.


Seller or Seller's Agent

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, Christopher J. Cummings, a Notary Public, in and for and residing in the said County in the State aforesaid do hereby certify that MARGARET L. COLLINA, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, and for the uses and purposes therein set forth.

Given under my hand and seal this 6th day of January, 2010.




Notary Public

Mail recorded deed to:
Christopher J. Cummings
Cummings & Duda, Ltd.
2024 Hickory Road, Suite 205
P.O. Box 1387
Homewood IL 60430

Mail future tax bills to:
MARGARET L. COLLINA
2301 W. 183rd Street, Unit 103-A
Homewood, IL 60430

This document prepared by Christopher J. Cummings, 2024 Hickory Road, Suite 205, P.O. Box 1387, Homewood IL 60430 708-799-7575.

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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 January 6, 20 10

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Christopher J. Cummings
This 6th day of January, 20 10
Notary Public Mary K Gercken



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 January 6, 20 10

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Christopher J. Cummings
This 6th day of January, 20 10
Notary Public Mary K Gercken



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.)