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WARRANTY DEED - IN TOST



1010248018 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 04/12/2010 11:45 AM Pg: 1 of 4

The Grantors MICHAEL S. UMLAUF and JENNIFER UMLAUF, husband and wife, of Oak Park, Cook County, Illinois, for and in consideration of TEN & NO/100 (\$10.00) and other good and valuable consideration in hand paid, Convey and Warrant to IRMAYEPEZ, a single person of Las Vegas, NV, the following described real estate situated in Chicago, Cook County, Illinois, to wit: As Truster under The IRMA M. Yerez REVOCABLE LIVING TRUST AGREEMENT GATED

The above space for Recorder's use only

SEE ATTACHED LEGAL DESCRIPTION October 22,2009

Permanent Real Estate Index Number: 16-06-302-016-0000

1015 Division Street **Address of the Property:**

Oak Tark, IL. 60302

SUBJECT TO: General taxes for the year 200%, and subsequent years; covenants, conditions, and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the real estate.

Hereby releasing and waiving all rights under and by virtue of the Nomestead Exemption Laws of the State of Illinois. To have and to hold said premises individually, forever

OAK PARK, IL 60302

DATED: This 30 day of March, 2010.

MICHAEL S. UMLANI

JENNIEER UMI

0278400

FP 102801

REAL ESTATE TRANSFER TAX

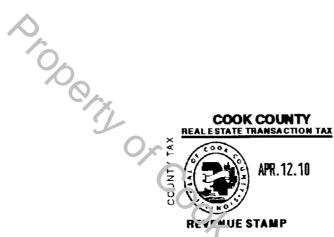
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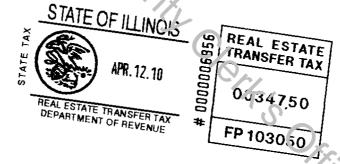
THE NORTH 65.85 FEET OF THE WEST 40 FEET OF THE LOT 12 IN BLOCK 5 IN WILLIAM C. REYNOLD'S SUBDIVISION OF THE NORTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-06-302-016-0000

COMMONLY KNOWN AS 1015 Division St., Oak Park, Illinois 60302







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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 MICHAEL S. UMLAUF and JENNIFER UMLAUF, husband and wife, are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, that they appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts for the uses and purposes therein set forth, including the release and waiver of the right of homesteza.

Given under my naud and Seal this 30 day of March, 2010.

Office ruen OFFICIAL SEAL

This instrument was prepared by:

Thomas M. Stewart Stewart and Capraro, P.C. 1010 Lake Street, Suite 612 Oak Park, IL 60301 708-383-6551

Mail Recorded Deed to:

Neal Ross Attorney at Law 233 E. Erie, Suite 300 Chicago, IL 60611-5937 Mail Subsequent 2 ax Bills to:

Irma Yepez 1015 Division Street Oak Park, IL 60302

tms/C/Warranty Deed/Indiv.-Umlauf

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RIDER

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 are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; 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 considery ton; 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 other vise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or eversion, by leases to commence in praesenti or in 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 light, 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 162 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 tre nises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said truster, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to set 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 truster, 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 Indercure 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 bind ng 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, rigths, powers, authorities, (utilet 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 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.