

UNOFFICIAL COPY

WARRANTY DEED - IN TRUST



Doc#: 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 **IRMA YEPEZ**, ~~a single person of Las Vegas, NV~~, the following described real estate situated in ~~Chicago~~, Cook County, Illinois, to wit:

*** AS TRUSTEE UNDER THE IRMA M. YEPEZ REVOCABLE LIVING TRUST AGREEMENT DATED OCTOBER 22, 2009*
SEE ATTACHED LEGAL DESCRIPTION

The above space for Recorder's use only

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

Address of the Property: 1015 Division Street
Oak Park, IL. 60302

SUBJECT TO: General taxes for the year 2009, 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 Homestead Exemption Laws of the State of Illinois. To have and to hold said premises individually, forever.

1002-39742
PRAIRIE TITLE INC.
6821 NORTH AVENUE
OAK PARK, IL 60302

DATED: This 30 day of March, 2010.

Michael S. Umlauf
MICHAEL S. UMLAUF

Jennifer Umlauf
JENNIFER UMLAUF



MAR. 30. 10

0000011390

REAL ESTATE TRANSFER TAX
02784.00
FP 102801

4

LEGAL DESCRIPTION

UNOFFICIAL COPY

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

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX

CCJNTY TAX




APR. 12. 10

REVENUE STAMP

# 0000006730	REAL ESTATE TRANSFER TAX
	0017375
	FP 103045

STATE TAX

STATE OF ILLINOIS



APR. 12. 10

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

# 0000006956	REAL ESTATE TRANSFER TAX
	0034750
	FP 103050

UNOFFICIAL COPY*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 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 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 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.

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 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.