

# UNOFFICIAL COPY



Doc#: 1011022067 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/20/2010 10:07 AM Pg: 1 of 4

## DEED IN TRUST WARRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantor/s, Ardis I. Larson of 6412 W, 65th Street, Chicago IL of the County of Cook and in consideration of Ten --- \$10.00----- Dollars, and other good and valuable considerations in hand, paid, Covey(s) and Warrant(s) unto the **PALOS BANK AND TRUST COMPANY**, an Illinois Banking Corporation of the United States of America, as Trustee under the provisions of a Trust Agreement dated the 24th day March of ~~xx~~ 2010 and known as Trust Number 1-7642 the following described real estate in the County of Cook and the State of IL, to wit:

See attached

Permanent Index No.: 19-19-215-053-0000

Common Address: 6412 W. 65th Street, Chicago, IL 60638

**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 and to resubdivide said Property as often as desired, to contract to sell, to grant options, to sell on any terms, to convey either with or without consideration to donate, to dedicate, to mortgage, pledge or otherwise encumber: to lease said property, or any part thereof, from time to time, by leases to commence in praesenti or in futuro, and upon any terms and for any period of time, not exceeding 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 partition to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, covey or assign any right, title or interest in or about said premises and to deal with said property and every part thereof in all ways and for such other considerations as it would be lawful for any persons owning the same to deal with same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party, to whom said premises, or any part thereof, shall be conveyed, contracted to be sold, leased or mortgaged by said Trustee, and in no case shall any party dealing with said Trustee in relation to said premises, 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 to inquire into the necessity or expediency of any act of said Trustee, or be privileged or obliged to inquire into any of the terms of said Agreement.

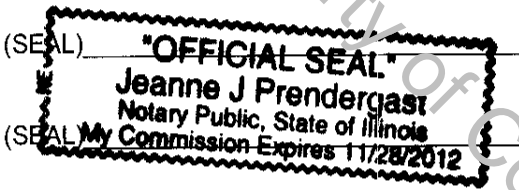
The interest of each and every Beneficiary (ies) hereunder and of all persons claiming under them, is hereby declared to be personal property and to be in earning avails and proceeds arising from the disposition of the premises; the intention hereof being to vest in the said **PALOS BANK AND TRUST COMPANY** the entire legal and equitable title in fee, in and to all of the premises above described.

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This conveyance is made upon the express understanding and condition that neither **PALOS BANK AND TRUST COMPANY** individually or as Trustee, nor its successor or successors in Trust shall incur any personal liability or be subjected to any claim, judgement or decree for anything it or they or us or their agents or attorneys may do or omit to do or about the said real estate or under the provisions of this Deed or said Trust Agreement or any amendment thereto or for injury to person or property happening in or about said real estate, any all such liability being hereby expressly waived and released. Any contract, obligations or indebtedness incurred or entered into by the Trustee in connection with said real estate may be entered into by it in the name of the then Beneficiary (ies) under Trust Agreement as their attorney-in-fact, hereby irrevocably appointed for such purposes, or at the election of the Trustee, in its own name, as Trustee of an express Trust and not individually (and the Trustee shall have no obligations whatsoever with respect to any such contract, obligation or indebtedness except only so far as the Trust property and funds in the actual possession of the Trustee shall be applicable for the payment and discharge thereof). All persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

And the said Grantor(s) hereby expressly waive(s) and release(s) 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.

IN WITNESS WHEREOF the Grantor(s) aforesaid has (we) hereunto set (his) (her) (their) hand and seal(s) this \_\_\_\_\_ day of \_\_\_\_\_, 2010.



(SEAL) Ardis I. Larson

(SEAL) \_\_\_\_\_

State of IL  
County of Cook

I, undersigned \_\_\_\_\_ a Notary Public in and for said County, aforesaid, do hereby certify that Ardis I. Larson, an unmarried woman the same person (s) whose name(s) subscribed to the foregoing instrument appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the users and purposes therein set forth, including the release and waiver of right of homestead.

Given my hand and notary seal this 12<sup>th</sup> day of January, 2010.

*(Handwritten signature of Jeanne J. Prendergast)*  
\_\_\_\_\_  
Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS  
EXEMPT UNDER PROVISIONS OF PARAGRAPH  
e, SECTION 4, REAL ESTATE TRANSFER ACT

Mail Tax Bills To:

Ardis I. Larson  
6412 W. 65th Street  
Chicago, IL 60638

Dated: 1-17-10  
(Signature)  
Buyer, Seller or Representative

This instrument was prepared by:

Mail To: Grantee's Address

**Jeanne J. Prendergast, P.C.**  
12820 S. Ridgeland Avenue  
Suite C  
Palos Heights, IL 60463

**Palos Bank and Trust**

Trust and Investment Division  
12600 South Harlem Avenue  
Palos Heights, Illinois 60463

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## Legal Description of Property

6412 West 65<sup>th</sup> Street, Chicago, Illinois 60638

Parcel 1: Part of Lot 11 in Block 20 in Frederick H. Bartlett's Chicago Highlands in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 19, Township 38 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, described as follows:

Beginning at the point of intersection of a Line 395.89 Feet east of and parallel to the east line of Natchez Ave. (66 feet wide) with a line 6.50 feet north of and parallel to the north line of 65<sup>th</sup> Street (66 feet wide); thence north 00 degrees 16 minutes 56 seconds east a distance of 27.07 feet to a point; thence south 89 degrees 43 minutes 04 seconds east a distance of 57.00 feet to a point; thence south 00 degrees 16 minutes 56 seconds west a distance of 27.15 feet to a point; thence north 89 degrees 43 minutes 04 seconds west a distance of 57.00 feet to the point of beginning, commonly known as unit 5F.

Parcel 2: Easements for ingress and egress over the common area as set forth in the declaration of easements, restrictions, and covenants for Rosses Pointe Townhomes recorded as document number 0021228215, amended by special amendment recorded as document number 0030040708.

Property of Cook County Clerk's Office

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**THIS INSTRUMENT WAS PREPARED BY:**

Jeanne J. Prendergast, P.C. \_\_\_\_\_  
Attorney at Law \_\_\_\_\_  
12820 S. Ridgeland \_\_\_\_\_  
Suite C \_\_\_\_\_  
Palos Heights, IL 60463-2389

**AFTER RECORDING, PLEASE MAIL TO:**

Jeanne J. Prendergast, P.C. \_\_\_\_\_  
Attorney at Law \_\_\_\_\_  
12820 S. Ridgeland \_\_\_\_\_  
Suite C \_\_\_\_\_  
Palos Heights, IL 60463-2389

### STATEMENT BY GRANTOR AND GRANTEE

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 4-12 20010

[Signature]  
Signature Grantor or Agent

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20010

[Signature]  
Notary Public



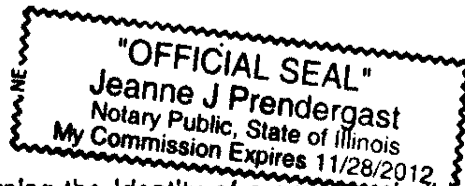
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated January 12 20010

[Signature]  
Signature Grantee or Agent

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 20010

[Signature]  
Notary Public



**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.)