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Doc#: 1011939038 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/29/2010 03:16 PM Pg: 1 of 4

(Above space for Recorder's Use)

WARRANTY DEED IN TRUST

THE GRANTOR, **Diane L. McCook**, surviving tenant (of Jack L. McCook, who died March 22, 2010, and Diane L. McCook, tenants by the entirety) of Western Springs, Illinois, in the County of Cook, and State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to **Diane L. McCook, as Trustee of the Diane L. McCook Trust dated June 17, 2002** and unto all and every successor or successors, whose address is 918 Linden Court, Western Springs, IL 60558, the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

Lot 16 in Ridgewood Unit 12-B, being a Subdivision in the Northeast quarter of Section 18, Township 38 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois

Permanent Tax No.: 18-18-220-043

Commonly known as: 918 Linden Court, Western Springs, IL 60558

SUBJECT TO:

- a) General real estates taxes for the year 2009 and subsequent years;
- b) Covenants, conditions and restrictions of Record; and
- c) Public and utility easements.

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, streets, 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 present or in future, and upon any terms and for

S WA
P 14
S WA
M Ma
SC yes
E yes
INT Je

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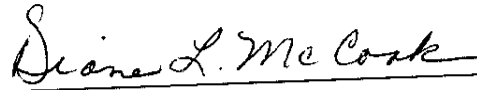
any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract 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.

And the said Grantor 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 2nd day of April, 2010.



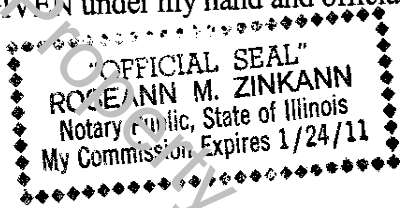
Diane L. McCook

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STATE OF ILLINOIS)
) SS
COUNTY OF DePage)

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

GIVEN under my hand and official notarial seal this 2nd day of April, 2010.



Roseann M. Zinkann
Notary Public

I HEREBY DECLARE: That the within deed represents a transaction exempt from tax under paragraph e, Section 31-45, Real Estate Transfer Law (35 ILCS 200/31-45)

Dated: April 2, 2010

David E. Zajicek
Agent/Attorney

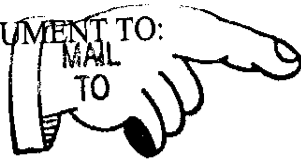
THIS INSTRUMENT PREPARED BY:

David E. Zajicek
Hinshaw & Culbertson LLP
4343 Commerce Court, Suite 415
Lisle, Illinois 60532

MAIL SUBSEQUENT TAX BILLS TO:

Diane L. McCook, Trustee
918 Linden Court
Western Springs, IL 60558

MAIL THIS INSTRUMENT TO:



David E. Zajicek
Hinshaw & Culbertson LLP
4343 Commerce Court, Suite 415
Lisle, Illinois 60532

ADDRESS OF PROPERTY:
(for information only)

918 Linden Court
Western Springs, Illinois 60558

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STATEMENT BY GRANTOR AND GRANTEE

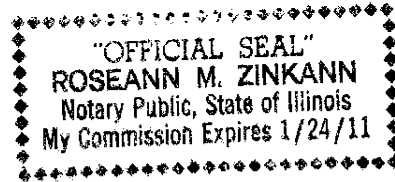
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: April 2, 2010

Signature: *Diane L. McCook*
Diane L. McCook, Grantor

Subscribed and sworn to this 2nd day of April, 2010

Roseann M. Zinkann
Notary Public



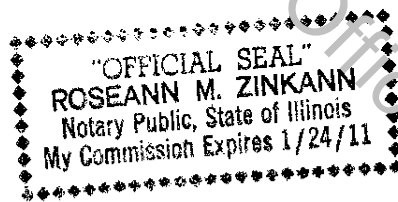
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: April 2, 2010

Signature: *Diane L. McCook*
Diane L. McCook, Trustee, Grantee

Subscribed and sworn to before this 2nd day of April, 2010.

Roseann M. Zinkann
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 AB1 to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]