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WARRANTY DEED IN TRUST

Doc#: 1013044041 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/10/2010 10:03 AM Pg: 1 of 4

THE GRANTOR ELAINE T. RANDOLPH, married to Michael E. Randolph, of the Village of Palos Park, Cook County, Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ELAINE T. RANDOLPH, or her successor(s) in trust, as trustee of the ELAINE T. RANDOLPH Trust Agreement dated April 27, 2010, GRANTEE, 250 Lakeland Drive, Palos Park, Illinois 60464, the entire interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:
THAT PART OF LOT 3 IN THE VILLAS OF PALOS HEIGHTS, PLANNED UNIT DEVELOPMENT, BEING A SUBDIVISION OF THE NORTH 671.53 FEET (EXCEPT THE EAST 900 FEET THEREOF AND EXCEPT THE WEST 165 FEET OF THE NORTH 283 FEET THEREOF AND EXCEPT THAT PART TAKEN FOR HIGHWAY) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE DUE WEST ALONG THE NORTH LINE OF SAID LOT 3, 26.59 FEET; THENCE SOUTH 0 DEGREES 234 MINUTES 43 SECONDS EAST 68.57 FEET TO A POINT OF BEGINNING, SAID POINT LYING ON THE EASTERLY EXTENSION OF THE CENTER LINE OF A PARTY WALL; THENCE SOUTH 89 DEGREES 35 MINUTES 17 SECONDS WEST, ALONG SAID EXTENSION AND CENTER LINE, 66.56 FEET TO AN INTERSECTION WITH THE CENTER LINE OF A PARTY WALL, THENCE SOUTH 0 DEGREES 24 MINUTES 43 SECONDS EAST ALONG SAID CENTER LINE AND THE SOUTHERLY EXTENSION THEREOF, 38.91 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 17 SECONDS EAST 66.56 FEET; THENCE NORTH 0 DEGREES 24 MINUTES 43 SECONDS WEST 38.91 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:
EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE VILLAS OF PALOS HEIGHTS, PLANNED UNIT DEVELOPMENT, RECORDED JULY 1, 1994 AS DOCUMENT NUMBER 94578976 AND BY DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 1098688 TO MICHAEL E. RANDOLPH AND ELAINE T. RANDOLPH, HIS WIFE, RECORDED 10/3/94 AS DOCUMENT NUMBER #94853915 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

Street address: 304 Feldner Court, Palos Heights, Illinois 60463
Real estate index number: 24-31-201-070-0000

TO HAVE AND TO HOLD said premises with the appurtenances, upon the trusts and for the uses and purposes set herein and in said trust agreement set forth.

In addition to all of the powers and authority granted to the trustee by the terms of said trust agreement, full power and authority is hereby granted to the trustee to improve, manage, protect, and subdivide said real estate 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 real estate or any part thereof to a successor or successors in trust and to grant such successor or successors in trust all of the title, estate, powers, and authorities vested in the 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 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 real estate or any part thereof; and to deal with the

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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 it, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with the trustee in relation to said real estate or to whom said real estate or any part thereof shall be conveyed, contracted to be sold, leased, or mortgaged by the trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said real estate, or be obliged to see that the terms of the trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of the 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 the 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 deed 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 deed and in the trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder; (c) that the 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 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, her, or their predecessors 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 declared to be personal property, and no beneficiary 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 above real estate 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 "with limitations," or words of similar import, in accordance with the statute in such cases made and provided.

The grantor[s] hereby expressly waive and release 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.

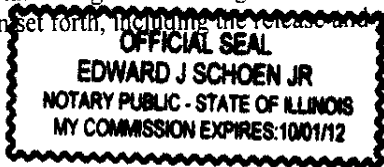
The grantor[s] have signed this deed on April 27th, 2010.

Elaine T. Randolph
ELAINE T. RANDOLPH*

*This is not Homestead Property.

STATE OF ILLINOIS)
) ss.
COOK COUNTY)

I am a notary public for the County and State above. I certify ELAINE T. RANDOLPH is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that she signed and delivered the instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Dated: 4/27/10, 2010.
Edward J. Schoen Jr.
Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 4, REAL ESTATE TRANSFER ACT

DATE: 4/27/10
Edward J. Schoen Jr.
Signature of Buyer, Seller or Representative

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Send subsequent tax bills to:

Elaine T. Randolph, Trustee, 250 Lakeland Drive, Palos Park, Illinois 60464

This deed was prepared by:

Edward J. Schoen, Jr., P.C., Attorney at Law, 16521 S. 106th Court, Orland Park, Illinois 60467

After recording Return to:

Edward J. Schoen, Jr., P.C., Attorney at Law, 16521 S. 106th Court, Orland Park, Illinois 60467

Property of Cook County Clerk's Office

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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 4/27, 2010 Signature: *Edward J. Schoen, Jr.*
Grantor or Agent

Subscribed and sworn to before me by the said Edward J. Schoen, Jr.

this 27th day of April, 2010.



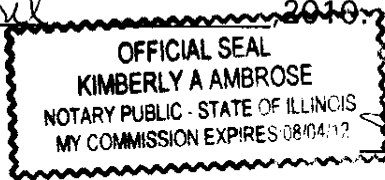
Kimberly A. Ambrose
NOTARY PUBLIC

The grantee 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 4/27, 2010 Signature: *Edward J. Schoen, Jr.*
Grantee or Agent

Subscribed and sworn to before me by the said Edward J. Schoen, Jr.

this 27th day of April, 2010.



Kimberly A. Ambrose
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 Assignment of Beneficial Interest to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)